



City of La Cañada Flintridge

Housing Element & Safety Element Update Workshop #1

Planning Commission Meeting

Thursday, March 11, 2021
6:00 p.m.

About Today's Meeting



HOW TO
PARTICIPATE



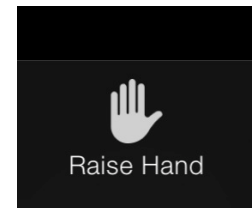
TEAM
INTRODUCTIONS



BRIEF AGENDA

Participating in the Workshop

- Participants are automatically muted when joining and video will be turned off
- We will pause during the Workshop for questions – on the bottom of your screen, click on “Participants” and click on “Raise Hand”
- Poll Questions - asked throughout presentation



Meet the Team

City Staff

Susan Koleda, Director of Community Development



Veronica Tam and Associates, Inc.

Veronica Tam



CityPlace Planning, Inc.

Claudia Tedford
Patricia Bluman



Agenda

Housing Element Update:

- What is the Housing Element?
- Consequences of Noncompliance
- Housing Element Requirements
- Regional Housing Needs Allocation (RHNA)
- Sites Inventory Strategy

Safety Element Update:

- What is the Safety Element?
- New Safety Element Requirements

What is the Process?



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Poll
Questions

Poll Question 1:

Are you a.....? (Please select all that apply.)

LCF resident

LCF landlord

LCF businessowner

Developer of market-rate housing

Developer of affordable housing

Representative of a service agency serving LCF residents

None of the above

Poll Question 2:

How long have you lived in LCF?

Less than 5 years

5 -10 years

More than 10 years

Poll Question 3:

Why are you attending this workshop? (Please check all that apply)

Learn about the Housing Element

Learn about the Safety Element

Listen to perspectives of others in the community

Share my opinion/concerns regarding housing and/or safety

Housing Element Update

What is the Housing Element?

- One of the 7 mandated elements of the General Plan
- Plan for meeting the City's share of regional housing needs as determined by the State of California
- Subject to detailed statutory requirements rather than guidelines:
 - Most regulated element of the General Plan
 - Must be updated every 8 years according to statutory deadline
 - Los Angeles County – October 15, 2021 (with 120-day grace period)
 - Must be reviewed for compliance by State Department of Housing and Community Development (HCD)

What is the Housing Element?

- Provides an assessment of the City's housing needs and how best to accommodate the housing needs of existing and future residents
- Sets citywide goals, objectives, and policies for housing
- The City does not build housing – the private market builds housing
- The City “sets the stage” for housing developers to build projects consistent with the City's General Plan (including Housing and Land Use Elements), zoning ordinance, and other planning documents
- The City may use funds, policies, and programs as incentives to meet housing needs

Consequences of Noncompliance

- Risk of litigation (AB 72, AB 101)
 - HCD monitors for non-compliance and reports to Attorney General (AG) for legal action
 - Huntington Beach sued by AG for continued inaction and settled
 - Pleasanton sued by AG and was suspended from issuing building permits for over one year
 - Pomona and San Clemente sued by nonprofits
- Fines
 - Court can impose fines up to \$100,000 per month
- Ineligibility for State grants
 - SB 2 grant/LEAP
 - Other housing programs (e.g., LIHTC) – advantage for competitive scoring
 - Other infrastructure/transportation funds being considered

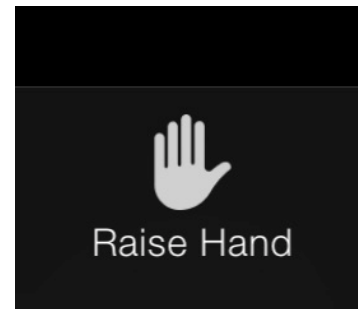
Housing Element Requirements

- Accommodate projected housing demand, as mandated by the State (Regional Housing Needs Allocation or RHNA)
- Increase housing production to meet this demand
- Preserve existing affordable housing
- Improve the safety, quality, and condition of existing housing
- Facilitate the development of housing for all income levels and household types, including special needs populations
- Promote fair housing choice for all

Questions?

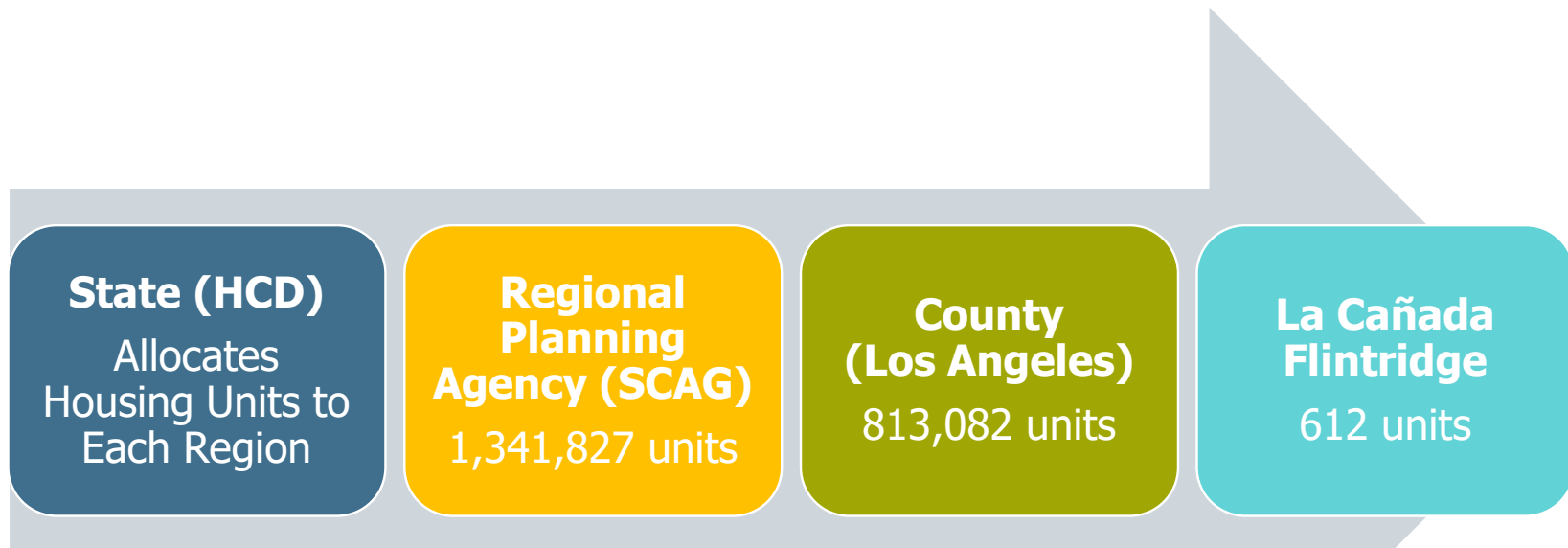
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- Or press “Alt + Y” keys



- If you are on the phone, press *9 to raise your hand. When instructed to do so press *6 to unmute yourself

Regional Housing Needs Allocation (RHNA)



Each jurisdiction must demonstrate in its Housing Element that it can accommodate its total RHNA number and its allocations by income category

RHNA by Income Category

Income Category	% of Area Median Income (AMI) ¹	Income Range ¹	5 th Cycle RHNA ²	6 th Cycle RHNA ³ (2021-2029)	
				# of Units	% of Total
Very Low	Up to 50%	Up to \$38,650	49	252	41%
Low	51 - 80%	\$38,651 - \$61,840	43	135	22%
Moderate	81 - 120%	\$61,841 - \$92,760	62	139	23%
Above Moderate	Above 120%	Above \$92,760	132	86	14%
Total			343	612⁴	100

¹AMI = Area Median Income, which is based on the HCD 2020 State Income Limits for Los Angeles County of \$77,300 for a 4-person household.

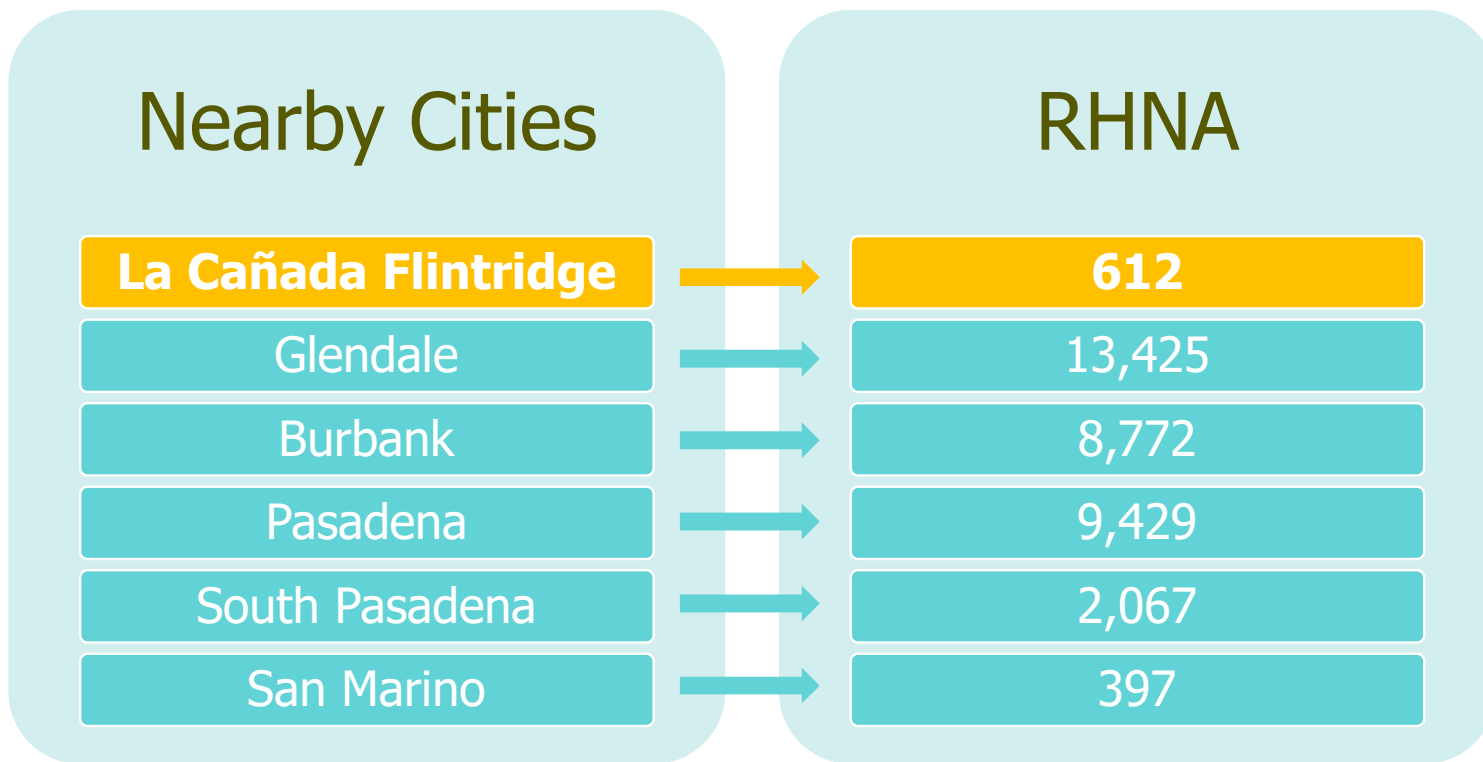
²Includes carryover penalty from 4th Cycle Housing Element

³SCAG Final RHNA Allocation Plan (adopted by SCAG Regional Council on March 4, 2021)

⁴RHNA + buffer (20% more sites than lower income RHNA requires) = **690**

387 (lower income) x 20% + 225 (moderate and above) = 690

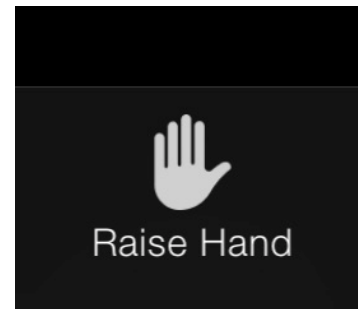
RHNA Comparison with Nearby Cities



Questions?

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Requirements to Accommodate RHNA

- Sites Inventory – each jurisdiction must identify available vacant and underutilized properties:
 - That already permit residential development
 - That need to be redesignated & rezoned to permit residential development
 - For lower income housing – must meet certain requirements to be deemed adequate sites:
 - At least 20 du/acres allowed density (default density per HCD)
 - Between 0.5–10 acres (can include multiple parcels that can be combined into one “site”)

Requirements to Accommodate RHNA

- “No Net Loss” Law:
 - Requires sufficient adequate sites to be available at all times throughout the RHNA planning period
 - Recommend the City include a buffer in Sites Inventory of at least 15-30% more capacity than required for lower and moderate income RHNA (cities often have projects built at lower density than code allows)
- Fair Housing Requirements:
 - Sites feasible for affordable units distributed throughout City



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Poll
Question

Poll Question 4:

Which group do you think has the highest need for housing and related services in the community? (Check all that apply)

- Seniors
- Persons with disabilities
- Young adults
- Veterans
- Other
- None

Strategy to Accommodate the RHNA*

1. Start with leftover vacant/underutilized sites from previous (5th Cycle) Housing Element
2. Identify entitled projects (not expected to issue permit until July 1, 2021)
3. Identify “pipeline projects” (in application/review/approval stages)
4. Estimate potential accessory dwelling units (ADUs) based on recent trends (2018, 2019, & 2020)
5. Facilitate housing on religious institution properties (per AB 1851)

*Must ensure adequate number of units **for each income category**

Strategy to Accommodate the RHNA*

6. Identify additional opportunities:

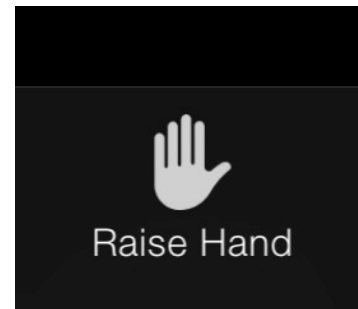
- A. Downtown Village Specific Plan (DVSP):
 - Add a new MU-3 land use designation (30 du/ac)
 - Redesignate MU-1 and/or MU-2 to a higher density (currently 15 du/ac)
 - Increase opportunities for stand-alone multifamily residential (e.g., allow higher density, allow in MU-1 land use district, etc.)
- B. Consider other sites on Foothill Boulevard not in DVSP (may require redesignation/rezoning)
- C. Require residential development (of 5 or more units) to provide lower and/or moderate-income housing
- D. Other?

*Must ensure adequate number of units **for each income category**

Questions?

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Safety Element Update

What is the Safety Element?

- One of 7 required elements in the General Plan
- Addresses wildfire, flooding, drought, earthquake, landslides, climate change, and other hazards
- Sets citywide goals and policies to protect the community from hazards
- Current Safety Element was adopted in 2013 as part of the last General Plan Update

How will recent planning efforts be used?

- City adopted an updated Local Hazard Mitigation Plan (LHMP) in 2019
 - Summarize in Safety Element
 - Incorporate by reference
- La Cañada Flintridge Climate Action Plan, 2016
 - Includes vulnerability assessment
 - Summarize and incorporate by reference

Primary Natural Hazards

- What are the primary natural hazards in La Cañada Flintridge as identified in the LHMP?
 - Drought
 - Earthquake
 - Extreme heat
 - Flood
 - Human caused
 - Landslides
 - Wildfires
 - Windstorm

Primary Natural Hazards as per the City's LHMP

Hazard	Geographic Extent	Probability of Future Occurrence	Magnitude/Severity	Significance
Drought	Significant	Likely	Negligible	Low
Earthquake	Extensive	Occasional	Catastrophic	High
Extreme Heat	Significant	Highly Likely	Negligible	Medium
Flood	Limited	Occasional	Negligible	Low
Human Caused	Significant	Occasional	Critical	Medium
Landslide	Significant	Likely	Limited	Medium
Wildfire	Extensive	Likely	Catastrophic	High
Windstorm	Extensive	Highly Likely	Negligible	Low

New Safety Element Requirements:

- Housing Element Update now requires update of Safety Element
- Must address climate vulnerability and adaptation, flooding, and fire hazards
- Jurisdictions with Very High Fire Hazard Severity Zones (VHFHSZ) work with CAL FIRE to prepare land use strategies. The entire City of La Cañada Flintridge is in the VHFHSZ.

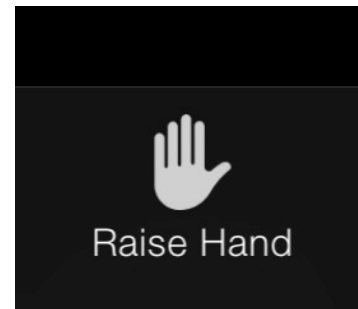
What is the updated Safety Element likely to include?

- Must include enhanced strategies to protect community from risk of wildfire:
 - Minimize wildfire hazards associated with new development
 - Design adequate infrastructure including safe access for emergency response vehicles
 - Visible street signs
 - Implement the LA Co. address management system
 - Adequate infrastructure to supply water for structural fire suppression
- Identify developments in hazard areas without at least 2 points of ingress and egress (CAL FIRE) (work has been done)
- Preparation of emergency evacuation route plan suggested

Questions?

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Poll
Question

Poll Question 5:

Which of the following potential wildfire-related strategies do you feel would be important to include in the Safety Element?
(Please select all that apply.)

1. Prohibit accessory dwelling unit (ADU) development in areas with limited access and egress
2. Encourage Water Providers to ensure adequate infrastructure to supply water for structural fire suppression
3. Prepare a City-wide Emergency Evacuation Plan
4. Inventory street signs and ensure visibility for emergency purposes
5. Correct illogical house numbering

The Process

Milestone	Timeframe
Community Workshop #1	March 11, 2021
Conduct additional community outreach to obtain input from stakeholders	March – April 2021
Prepare Draft Housing & Safety Elements and CEQA documentation	February – May 2021
Community Workshop #2 – Review Draft Housing & Safety Elements	June 10, 2021 (Tentative)
Review by State Agencies (Housing Element by HCD; Safety Element by CALFIRE & State BFFP)	Mid-June – September 2021
CEQA Documents – Publish draft CEQA document	End of June 2021
Adoption Hearings: <ul style="list-style-type: none"> ➤ Planning Commission (recommends adoption) ➤ City Council (adopts) 	September 2021 October 2021

Thank you for Participating!

- If you have any questions, please email them to:

Susan Koleda: skoleda@lcf.ca.gov

- Please check the City's website for additional information:

<https://cityoflcf.org/housing-element-update/>

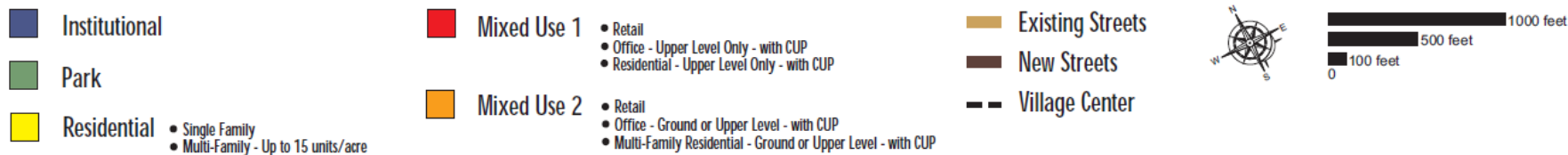
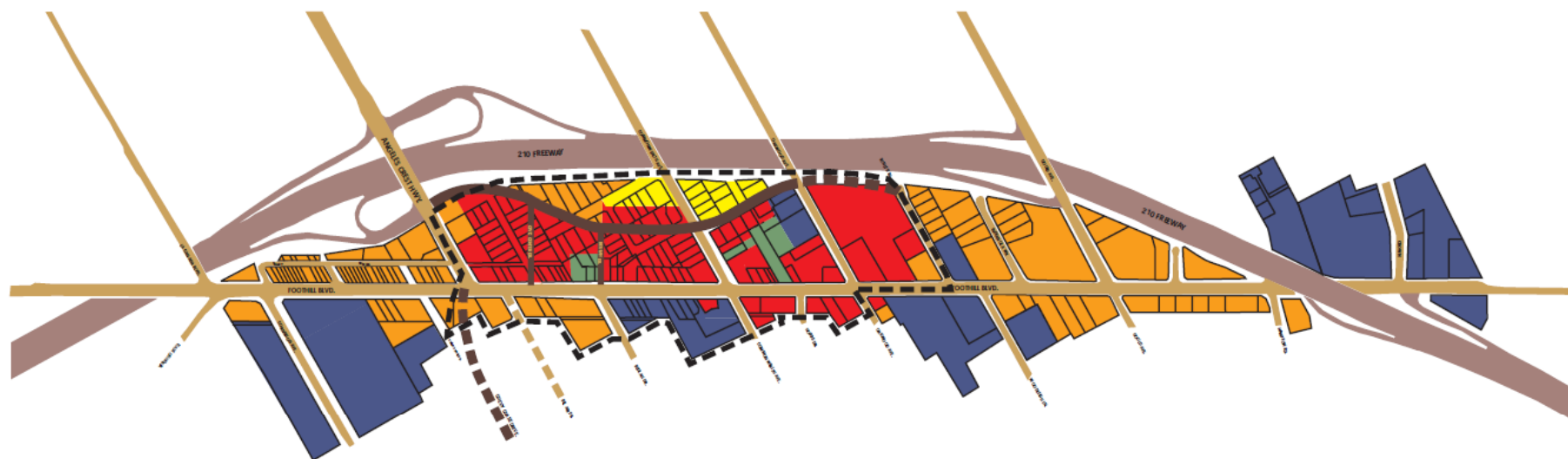


Figure 6.1: Land Use Districts