



City of La Cañada Flintridge

# Housing Element Update

Joint Planning Commission/City Council  
Workshop

Tuesday, April 5, 2022  
6:00 p.m.

# 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



# Status of 6<sup>th</sup> Cycle Housing Element

- Draft Housing Element released for public review in September 2021 and submitted to HCD in October 2021
- Received comments from HCD December 3, 2021
- City Council held policy discussion on February 8, 2022, to provide direction regarding potential methods and sites to update Sites Inventory:
  1. Additional use of ADUs
  2. Include gas stations within Downtown Village Specific Plan (DVSP)
  3. Add sites to Religious Institution Overlay Zone (RIOZ)
  4. Include parking lot at USC Verdugo Hills Hospital

## Status, continued

5. Include corridor on Verdugo between Foothill and west city boundary
  6. Include Mayor's Discovery Park or other City-owned land
  7. Include La Cañada Flintridge Country Club/golf course
  8. Provide different densities in DVSP on south and north sides (lower on south, higher on north)
- Of 8 directives identified by City Council, the only one that would provide addition units is USC Verdugo Hills Hospital; however, additional work to demonstrate suitability is needed.

## Status, continued

- Staff and consultant spoke to HCD staff, who provided additional information and clarification.
- Next step is to prepare a revised Sites Inventory that can address identified issues and receive HCD approval.

# Issues

- Sites Inventory is problematic as currently proposed:
  - HCD is aware that past rezoning of land to allow 20-30 du/ac (Mixed Use and R-3/high density residential) has not resulted in production of any new multi-family housing in the last 8+ years, regardless of income.
  - Likelihood that HCD will not accept a density of 20-30 du/ac for lower-income units due to lack of evidence of production and concerns expressed by the public.
  - City has received feedback that some property owners object to have their property included because they do not intend to discontinue their existing use during the 8-year cycle. While some indicate it is because they do not intend to discontinue the existing use, others indicate it is because the proposed densities will not “pencil out.”

# Issues, continued

## ■ Sites Inventory is problematic as currently proposed (continued):

- City's existing development standards have been identified as constraints to development to achieve densities that facilitate the RHNA. (Existing Draft Housing Plan acknowledges this and includes programs to revise them—however, based on expressed public opposition to reducing existing development standards, staff and consultant are concerned that revising them without “real world” testing could result in standards that would continue to be a constraint to development.)
- Due diligence with property owners is necessary to find out if there is interest/likelihood that the property would be available for development and recycle to mixed or residential use.
- Moderate-income and lower-income units are not likely to be constructed in LCF without a requirement to do so, such as inclusionary regulations.

# Recommendations

- Retain the services of an architecture/economist team to conduct a “real world” analysis to evaluate densities and development standards necessary to achieve development projects that would “pencil out,” including moderate- and lower-income units.
  - Architect/site planner to prepare and test prototypes of mixed use and multi-family residential developments to achieve various densities. Would identify the degree to which existing development standards are a constraint to development.
  - Consider and evaluate densities necessary to achieve affordable units
  - Economic analyst to conduct a pro forma financial analysis of the prototypes to determine feasibility for La Cañada Flintridge.

# Recommendations, continued

- Results of the prototype and pro forma analysis would:
  - Provide the City Council, Planning Commission, and the public with viable options for development.
  - Provide the City with viable densities to share with property owners when the City conducts its due diligence, which could inform decisions regarding the likelihood of sites turning over within the planning period.
  - Inform the preparation of the Sites Inventory to demonstrate to HCD the City's ability and realistic capacity to achieve the RHNA.
  - Provide revisions to the City's Zoning Code for the appropriate densities and development standards to implement the Housing Element. Ideally the revisions to the Zoning Code could be adopted with the Housing Element in time to meet the October 15, 2022 deadline.

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

Susan Koleda: [skoleda@lcf.ca.gov](mailto:skoleda@lcf.ca.gov)

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

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