



Chapter 2

Land Use Element



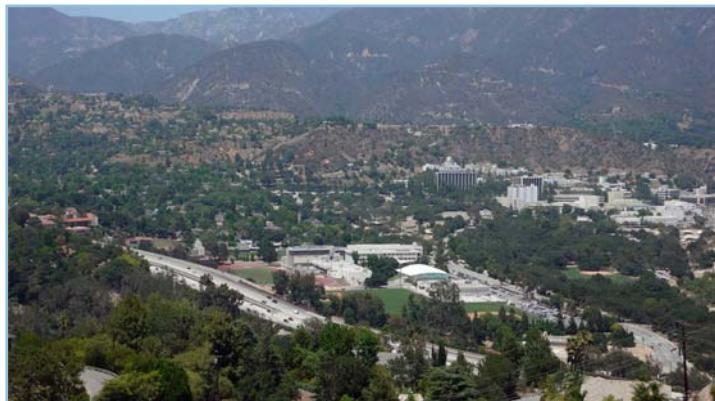
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LAND USE ELEMENT

2.1 Introduction

The Land Use Element of the General Plan functions as a guide to policy makers, decision makers, the general public, and planners in La Cañada Flintridge regarding the desired pattern of development through the 2030 planning period. It has the broadest scope of the General Plan elements, as it plays a central role in correlating all land use issues into a set of coherent development policies that relate directly to the other elements. In practice, the Land Use Element is the most visible and usually the most referenced element in the General Plan. Although all elements carry equal weight, the Land Use Element is often perceived as being the most representative of the General Plan.

The primary function of the Land Use Element is to describe the Land Use Plan for La Cañada Flintridge (Plan), which includes the Land Use Policy Map; associated land use designations; and goals, objectives, and policies. The Plan establishes the policy foundation for land use decision making through the planning period to achieve the community's *Vision 2030*. The Land Use Element provides an overview of key planning terms and how they relate to the Plan; summarizes opportunities and issues for the planning period that influenced preparation of the Plan; and discusses implications of implementation of the Plan, including changes from the 1993 Land Use Element.



2.2 Setting

The City's setting and history have influenced its development pattern over the years and continue to contribute to its desirability as a place to live. La Cañada Flintridge is located in the Crescenta Valley along the Interstate (I) 210 corridor, between the foothills of the San Gabriel Mountains and the Angeles National Forest to the north and the San Rafael Hills to the south. As a hillside community, it offers picturesque views of the surrounding mountains, valley, and city lights. Its location, approximately 13 miles northeast of downtown Los Angeles and 6 miles northeast of Burbank, provides easy accessibility to major employment centers of the Los Angeles area.

Prior to its incorporation, the City was already fully developed and well established as two unincorporated communities: La Cañada to the north and Flintridge to the south. During the regional building boom years of the 1940s and early 1950s, limited growth in the local area was the result of insufficient water supply and water rights issues. By the time the Foothill Municipal Water District was annexed to the Metropolitan Water District of Southern California in 1953, development patterns in the community were already established. The lack of access to major freeways restrained growth in the area in the 1950s and 1960s, as the I-210 and State Route (SR) 2 freeways were not completed until the early 1970s. When the segment of I-210 through the community was constructed in the 1970s, it divided existing residential neighborhoods. The impact on the community was the impetus for the City's incorporation in 1976, when the unincorporated communities of La Cañada and Flintridge voted to merge to form the City of La Cañada Flintridge. The City expanded in 1978 when the western boundaries were extended as a result of an annexation of land south of Foothill Boulevard. No Sphere of Influence has been adopted by the Local Agency Formation Commission to extend future boundaries of the City due to its proximity to built-out areas and federally designated open space.



Land uses within La Cañada Flintridge are predominantly single-family residential, and range from neighborhoods on large lots (generally 0.25 acre or more) to estates on winding, tree-lined streets. The neighborhoods are very well maintained and heavily landscaped. Another distinctive feature of the City is its animal-keeping tradition, which allows residents to have horses and other animals on their residential properties. Local-serving commercial development

is located primarily along Foothill Boulevard, which retains a village character. The City's commitment to preservation and protection of open space, its undeveloped hillsides, and its trail system has resulted in nearly 20 percent of its land being devoted to public and private open space uses. The City does not have manufacturing or industrial development. NASA's Jet Propulsion Laboratory (JPL) is located within the City limit.

Future development will be constrained by environmental and safety constraints, such as topography, resource protection, and wildfire hazards on its undeveloped steep slopes. In order to define and preserve the City's hillsides and ensure public safety, the City established a hillside management line, known as the A/B Line, which is applicable to residential property on the northern hillside. 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. The A/B Line is identified on the Land Use Policy Map on a parcel-specific basis (see Figure LUE-1).

Although the City is relatively young as an incorporated municipality, it is a well-established, predominantly low-density single-family residential community that is stable, affluent, and nearly fully developed. In the midst of the urbanized Southern California region, La Cañada Flintridge retains a small-town feel and a semi-rural and natural character that are highly valued by its residents. Their desire to retain these special qualities and existing distinctive community character drives the Land Use Policy Map and the goals, objectives, and policies of this element.



2.3 Land Use Plan

A wide range of natural and human-made factors are considered in formulating land use policy. The community's long-range vision, its setting within the larger region, areas of special environmental and/or topographic significance, potential safety issues, limitations of infrastructure, and the nature and character of existing development all influence land use policy. By identifying the general distribution, location, and extent of all uses of land, the Plan establishes clear and logical patterns of land use as well as standards for future development. The Plan includes a discussion of the Land Use Policy Map; land use density and

intensity; land use designations; the relationship between land use and zoning; implications of the Plan; and goals, objectives, and policies.

2.3.1 Land Use Policy Map

The Land Use Policy Map, Figure LUE-1, illustrates the types and distribution of land use for La Cañada Flintridge. The land use designations depicted on Figure LUE-1 identify the type and nature of development allowed in a particular location. Each land use designation is described in greater detail in Section 2.3.3 of this chapter.

2.3.2 Development Density/Intensity

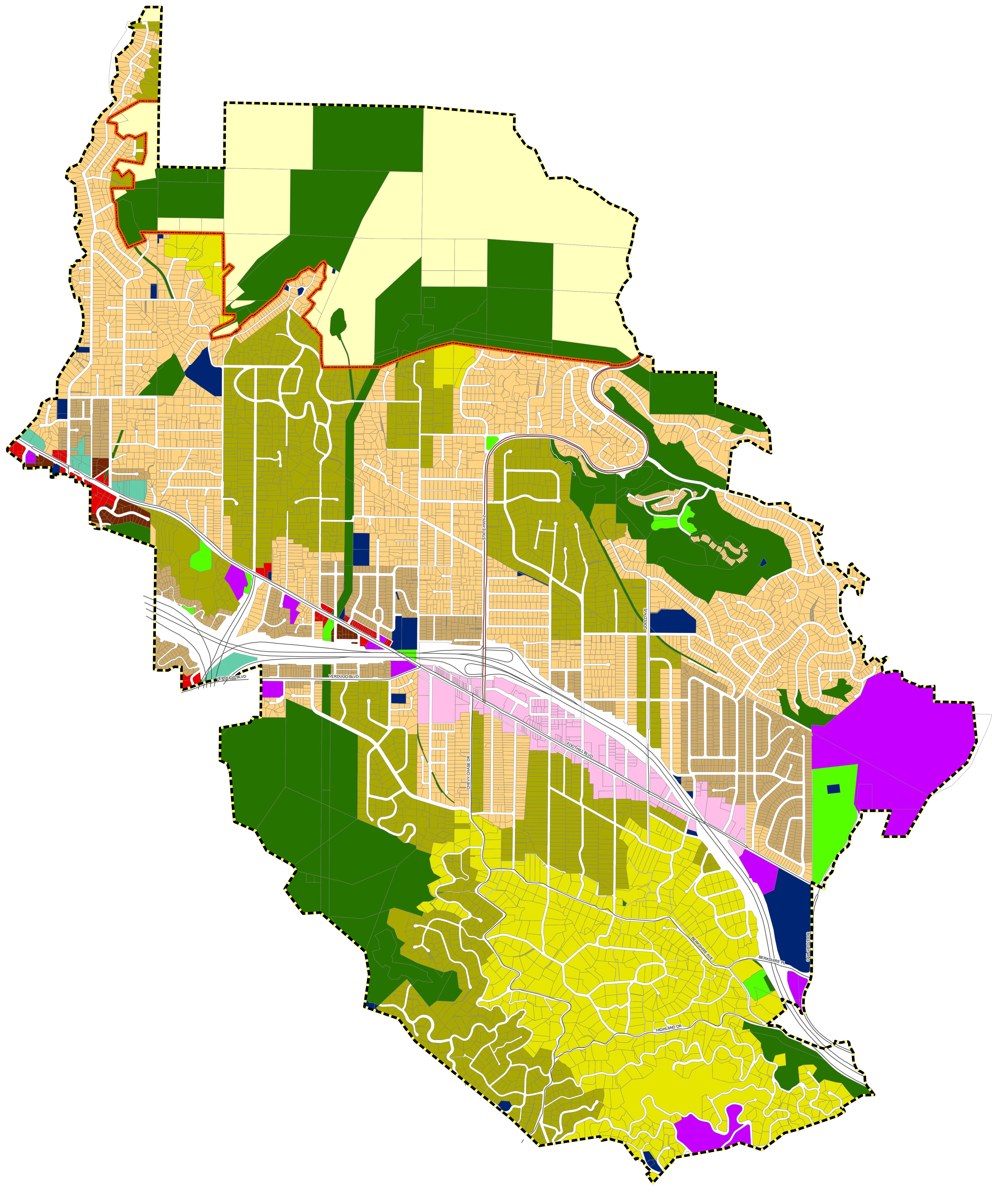
2.3.2.1 Overview

The Plan uses urban planning terminology to define the land use designations, as well as to satisfy the requirements of the State of California's *General Plan Guidelines* (last updated in 2003). This section provides definitions for the terms used and portrays them for each land use designation in Table LUE-1.

2.3.2.2 Definitions

Density: The term "density" is used for residential uses and refers to the development capacity of residential land. Density is described in terms of dwelling units per acre of land (du/ac). For example, 50 dwelling units occupying 10 acres of land is 5 du/ac. The density standard that is applied to the various land use designations controls the maximum number of dwelling units that can be constructed on a parcel.

Population Density: Population density is described in the State of California *General Plan Guidelines* as the relationship between the number of dwellings per acre (density) and the number of residents per acre. The source most often used for average number of persons per acre is the California State Department of Finance's Demographic Research and Census Data Center.



City of La Cañada Flintridge		Land Use Designation
AB Development Line		Commercial/Office (max of 0.5 FAR)
State Highway 2		Downtown Village Specific Plan
Streets		Hillside Residential (max of 1 du/10 ac)
		Estate Residential (max of 1 du/ac)
		Very Low Density Residential (up to 2 du/ac)
		Low Density Residential (up to 4 du/ac)
		Medium Density Residential (up to 8.7 du/ac)
		High Density Residential (up to 30 du/ac)
		Institutional
		Public
		Open Space
		Parks and Recreation
		Mixed Use (up to 30 du/ac)

Source : City of La Cañada Flintridge, May 10, 2003; Revised June 26, 2007, March 25, 2008, July 25, 2008

Building Intensity: The term “building intensity” refers to the extent of development on a lot, and is often expressed as floor area ratio (FAR). FAR represents the ratio of total gross floor area of all buildings on a lot and the total area of the lot; it is determined by dividing the gross floor area of all buildings on a lot by the area of the lot. Just as the density standard controls the maximum number of

allowable dwelling units on a lot, FAR controls the maximum allowable intensity, or square footage, on a lot. For example, on a 10,000 square foot lot, a FAR of 0.25:1 will allow 2,500 square feet of building floor area. On the same lot, a FAR of 0.5:1 will allow up to 5,000 square feet of floor area. The FAR standard controls the maximum floor area allowed,

regardless of the number of stories in the building. For example, with a FAR standard of 0.5:1, the building could be 5,000 on one floor, 2,500 square feet per floor on two floors, or 1,250 square feet per floor on four floors. Other development standards in the zoning code, such as maximum lot coverage, minimum setbacks, and maximum building height, will dictate how the allowable FAR is translated into the building’s form.

State law mandates that general plans include standards of population density and building intensity for all of the territory covered by the Plan. To satisfy these requirements, Table LUE-1 lists the standards for each land use designation shown on the Land Use Policy Map and provides a corresponding indication of maximum allowable density (expressed as the number of dwelling units per acre) and maximum allowable intensity (expressed by FAR); indicates the number of acres devoted to each land use and the percentage of total land area of the City; and provides an estimate of population based on implementation of the Land Use Policy Map, subject to certain assumptions described below and noted in the table.

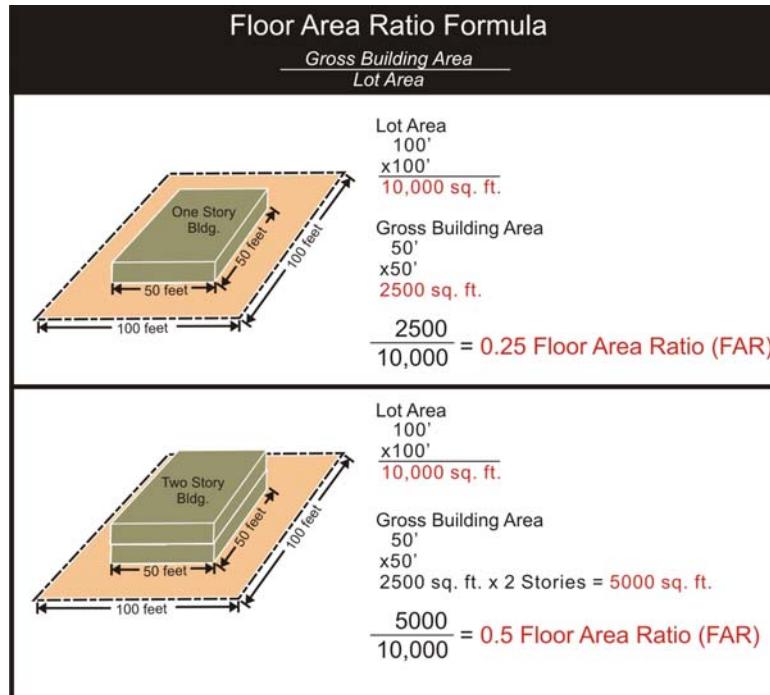


Illustration of Floor Area Ratios

Table LUE-1. General Plan Density and Intensity Standards and Population Projections per the Land Use Policy Map

General Plan Land Use Designation	Maximum Density	Maximum Intensity (FAR)	Acres ¹ of Designated ² Land	Estimated ³ Population	Percentage of Total Designated ² Land Area
Hillside Residential	1 du/10 ac	—	535.02	135	11.1
Estate Residential	1 du/ac	—	636.00	1,614	13.3
Very Low Density Residential	2 du/ac	—	877.25	4,454	18.3
Low Density Residential	4 du/ac	—	1,095.22	11,127	22.9
Medium Density Residential	8.7 du/ac	—	240.26	2,090	5.0
High Density Residential	30 du/ac	—	14.51	1,103	0.3
Commercial/Office	—	0.5:1	18.00	—	0.4
Parks and Recreation	—	0.35:1	55.04	—	1.2
Open Space	—	—	929.81	—	19.4
Institutional	—	0.35:1	192.55	—	4.0
Public	—	0.35:1	76.44	—	1.6
Mixed Use	30 du/ac ⁴	1.3:1 ⁴	18.48	703 ⁵	0.4
Downtown Village Specific Plan	— ⁶	— ⁶	103.00	1,122 ⁷	2.1
Total	—	—	4,790.16	22,348	100.00

¹ Acreage calculations are based on GIS data prepared for General Plan update.² "Designated" land means land designated on the Land Use Policy Map.³ Estimated population calculations are based on average household size estimate of 2.60 persons per household and vacancy rate of 2.36% (California Department of Finance 2008).⁴ Development that does not meet the requirements of the Mixed Use land use designation and corresponding zone will comply with the Commercial/Office land use designation and applicable zoning classification.⁵ Estimated population calculations assume 50% of the property designated Mixed Use is developed as to the maximum density of 30 du/ac. Actual development at build-out may vary due to zoning standards and/or constraints resulting from environmental or other factors.⁶ See Table LUE-2 for Designation Standards for Downtown Village Specific Plan.⁷ Estimated population calculations assume 50% of the 58.44 acres of land designated Mixed Use 1, Mixed Use 2, and Residential is developed to the maximum density of 15 du/ac by 2030. Actual development at build-out may vary due to constraints resulting from zoning standards and/or environmental or other factors.

Maximum development capacity and estimated population assume the total development of the Plan on all parcels of land at the highest permitted densities/intensities. However, a multitude of factors, such as existing land uses, zoning standards, environmental constraints, infrastructure capacity, and public input regarding proposed development, have an impact on the actual density or intensity of development within a particular land use designation. Since the City is nearly built out and the Land Use Element proposes only minor changes to the land use designations and Land Use Policy Map, total build out at the maximum permitted density or intensity standard for any given land use designation is not expected to occur during the 2030 planning period.

2.3.3 Land Use Designations

Land in the City is assigned one of the land use designations described below, which reflect the goals, objectives, and policies of the Plan and provide guidance for determining allowable land uses. These designations also note associated zoning classifications that implement the various land use designations. As a part of implementation process of the General Plan, zoning classifications may be added and/or revised to more accurately reflect the land use designations.

2.3.3.1 Single-Family Residential

Hillside Residential: The Hillside Residential land use designation applies to steeply sloping hillsides in the northern portions of the City, corresponding with the "B" side of the A/B Hillside Development Line. The zoning ordinance classification implementing this land use will specify a minimum lot size of not less than 10 acres. Areas zoned with this designation (1 du/10 ac) should reflect the zoning classification R-1-10-Acres.

Estate Residential: The Estate Residential land use category includes extremely low density, single-family residential use. It permits a maximum of one dwelling unit per acre. The zoning ordinance classifications implementing this land use will specify a minimum lot size of not less than 40,000 square feet. Areas zoned with this designation (1 du/ac) should reflect the zoning classification R-1-40,000.

Very Low Density Residential: The Very Low Density Residential land use designation includes very low density, single-family residential use and permits densities up to two dwelling units per acre. Zoning ordinance classifications implementing this land use will specify a minimum lot size of not less than 20,000 square feet and 30,000 square feet. Areas zoned with this designation (2 du/ac) should reflect zoning classifications R-1-20,000 and R-1-30,000.

Low Density Residential: The Low Density Residential land use designation includes low-density, single-family residential development and permits densities up to four dwelling units per acre. Zoning ordinance classifications implementing this land use will specify a minimum lot size of not less than 10,000 and 15,000 square feet. Areas zoned with this designation (4 du/ac) should reflect the zoning classification R-1-10,000 and R-1-15,000.

Medium Density Residential: The Medium Density Residential land use designation includes medium-density, single-family residential development and permits densities up to 8.7 dwelling units per acre. Zoning ordinance classifications implementing this land use will specify a minimum lot size of not

less than 5,000 and 7,500 square feet. Areas zoned with this designation (8 du/ac) should reflect the zoning classifications R-1-5,000 and R-1-7,500.

2.3.3.2 Multi-Family Residential

High Density Residential: The High Density Residential land use designation includes high-density, multi-family development at densities up to 30 dwelling units per acre. Other uses include transitional housing and supportive housing, as defined in the Housing Element. Areas zoned with this designation (30 du/ac) should reflect the zoning classification R-3 Multi-Family.

2.3.3.3 Commercial

Commercial/Office: The Commercial/Office land use designation includes community-oriented commercial uses similar to and including those presently found in the City. It also applies to emergency shelters and single-room occupancy uses. This designation is currently implemented by the Community Planned Development zoning classification, which emphasizes community-oriented retail commercial sales and services, as well as office facilities. A maximum 0.5:1 FAR is permitted.

2.3.3.4 Institutional, Public, Open Space, and Parks and Recreation

Institutional: The Institutional land use designation applies to private school campuses and sites, not including leases on public school property; churches; hospital facilities; NASA's Jet Propulsion Laboratory; residential retirement facilities that provide onsite medical support and care; and childcare facilities. It is implemented by the Public and Semi-Public zoning classification. A maximum 0.35:1 FAR is permitted. Because institutional uses often extend over multiple properties, the FAR may be applied campus-wide rather than to individual parcels.

Public: The Public land use designation applies to all developed facilities that are intended for public use and subject to public oversight and control. This includes City Hall, public schools (all properties owned by public school districts, including La Cañada Unified School District and Glendale Unified School District), fire stations, library, post office, the Lanterman House and museums, the Community Center of La Cañada Flintridge, and water and utility facilities. Private water and utility facilities are included in this category because they function in a public capacity. It is implemented by the Public and Semi-Public zoning classification. A maximum 0.35:1 FAR is permitted. Because

public uses are often spread over multiple properties, the FAR may be applied campus-wide rather than to individual parcels.

Open Space: The Open Space designation applies to public and private properties in permanent open space that contribute to the preservation of natural resources, habitat (e.g., wildlife and vegetation) protection, protection and management of natural resources (e.g., debris basins, watersheds and groundwater recharge areas, drainage channels), protection from and management of natural hazards, and hillside protection.

Land uses within this designation include:

- Descanso Gardens,
- Los Angeles County land in the San Rafael Hills
- Cherry Canyon,
- Southern California Edison easement,
- debris basins,
- drainage channels,
- certain hillside properties that are deed-restricted for open space (e.g., properties owned by homeowners' associations),
- La Cañada Flintridge Country Club Golf Course, and
- government- and utility-owned land north of the A/B Development Line.

This designation allows for and encourages low-intensity public recreation uses, such as equestrian, hiking, and biking trails, with associated staging and parking areas. It is implemented by the Open Space zoning classification, as designated on the City's zoning map. There is no intensity standard for this use as the development potential is minimal.

Parks and Recreation: The Parks and Recreation designation applies to public parks, public and private active recreational facilities (including the La Cañada Flintridge Country Club clubhouse, parking lot, tennis courts, and swimming pool); the Crescenta-Cañada YMCA, Flint Canyon Tennis Club, and the Flintridge Riding Club, and ancillary uses, such as community gardens, farmers' markets, renewable energy projects, and Low Impact Development (LID) demonstration projects. It is implemented by the Public and Semi-Public zoning classification. A maximum 0.35:1 FAR is permitted.

2.3.3.5 Mixed Use

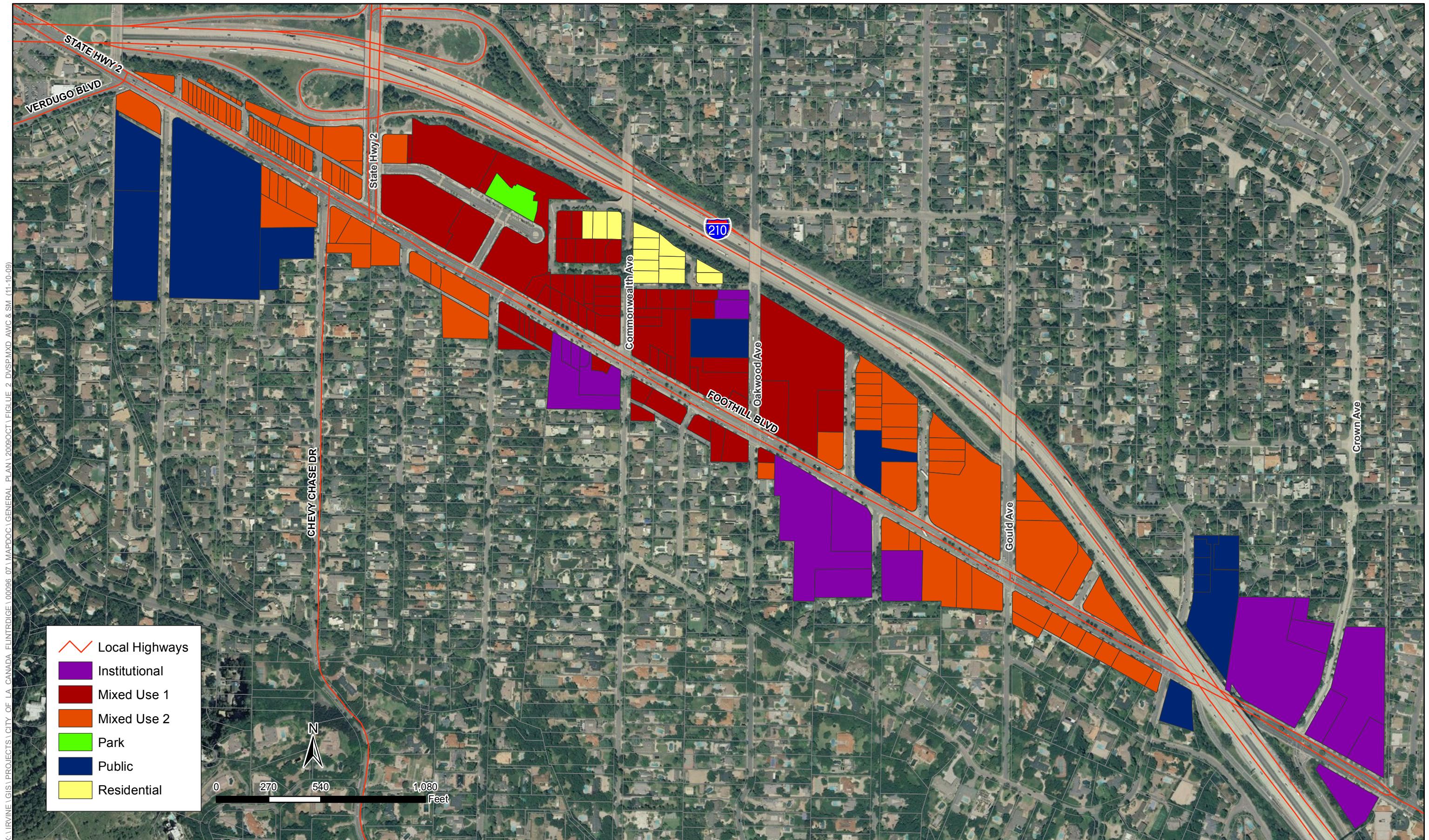
Mixed Use: The Mixed Use land use designation provides for a mix of residential and non-residential uses within a single development. A variety of housing types will be encouraged. The uses may be horizontally or vertically mixed and may share either the structure or parcel. The development should be designed as an integrated project to facilitate internal pedestrian circulation that accommodates persons with mobility challenges and provides direct pedestrian connections to the public streets to access transit and to walk to local-serving uses in the vicinity. Residential density for mixed-use development under this designation is a maximum of 30 dwelling units per acre. The maximum FAR is 1.3:1. Development that does not meet the requirements of the Mixed Use land use designation and corresponding zone will comply with uses and intensity standards that are consistent with the Commercial/Office land use designation.

The Mixed Use designation will be implemented by one or more new zoning classifications, which will be created to allow flexibility in site design and development standards to accomplish the City's goals.

2.3.3.6 Specific Plan

The specific plan is an important planning tool that provides for the "...specific implementation of the general plan for all or part of the area covered by the general plan" (Section 65450 of the Government Code). A specific plan defines types, intensities, and densities of allowable land uses; identifies public and private infrastructure; provides specific standards and design criteria by which development will proceed; and includes an implementation and financing plan. Its contents are specified by Sections 65450–65457 of the Government Code. The City has adopted one specific plan, the Downtown Village Specific Plan (DVSP), which is depicted on Figure LUE-2 and is discussed below.

Downtown Village Specific Plan (DVSP): The DVSP, which was adopted in 2000, combines the goals of the General Plan and the 1991 Foothill Boulevard Master Plan to create a vision and development framework to strengthen the "downtown" area of La Cañada Flintridge as the heart of the community. Since Foothill Boulevard is too long to become a pedestrian corridor along its entire length, this area was viewed as being the most appropriate to include the City's "village center." The DVSP includes two mixed-use land use districts that allow various combinations of retail, office, and multi-family residential and senior housing uses. It also allows stand-alone single-family and multi-family residential development, park use, and institutional and public uses.



Source : ESRI USA Imagery (05/2006; 0.5m)

The DVSP area includes approximately 102 acres. It is bounded by the I-210 Freeway to the north, Foothill Boulevard to the south, La Cañada Boulevard to the northwest, and the Crown Avenue/freeway off-ramp intersection at Foothill Boulevard to the southeast.

2.3.3.7 Other

In 1991, the City completed the Foothill Boulevard Master Plan (FBMP) to guide future development of Foothill Boulevard and to provide recommendations for identified issues that were considered impediments to revitalization. The vision described in the FBMP was to preserve and enhance a small-scale pedestrian-oriented atmosphere with a village character. The FBMP identified five districts along the entire length of Foothill Boulevard within the City, each with its own mix of uses and unique characteristics, and provided policy direction for future development and redevelopment within those districts. Figure LUE-3, Foothill Districts, displays the boundaries of the five districts on Foothill Boulevard that were originally identified in the 1991 FBMP. Four of the five original districts include West Gateway, The Link, Old Town, and Michigan Hill Districts. The adopted DVSP, described above, implements the fifth district, called the Downtown District. While not technically a type of land use designation, the districts are shown in the Land Use Element because they continue to be referenced in the element and within certain zoning classifications to improve and enhance the identity of Foothill Boulevard.

2.3.4 Land Use Plan/Zoning Relationship

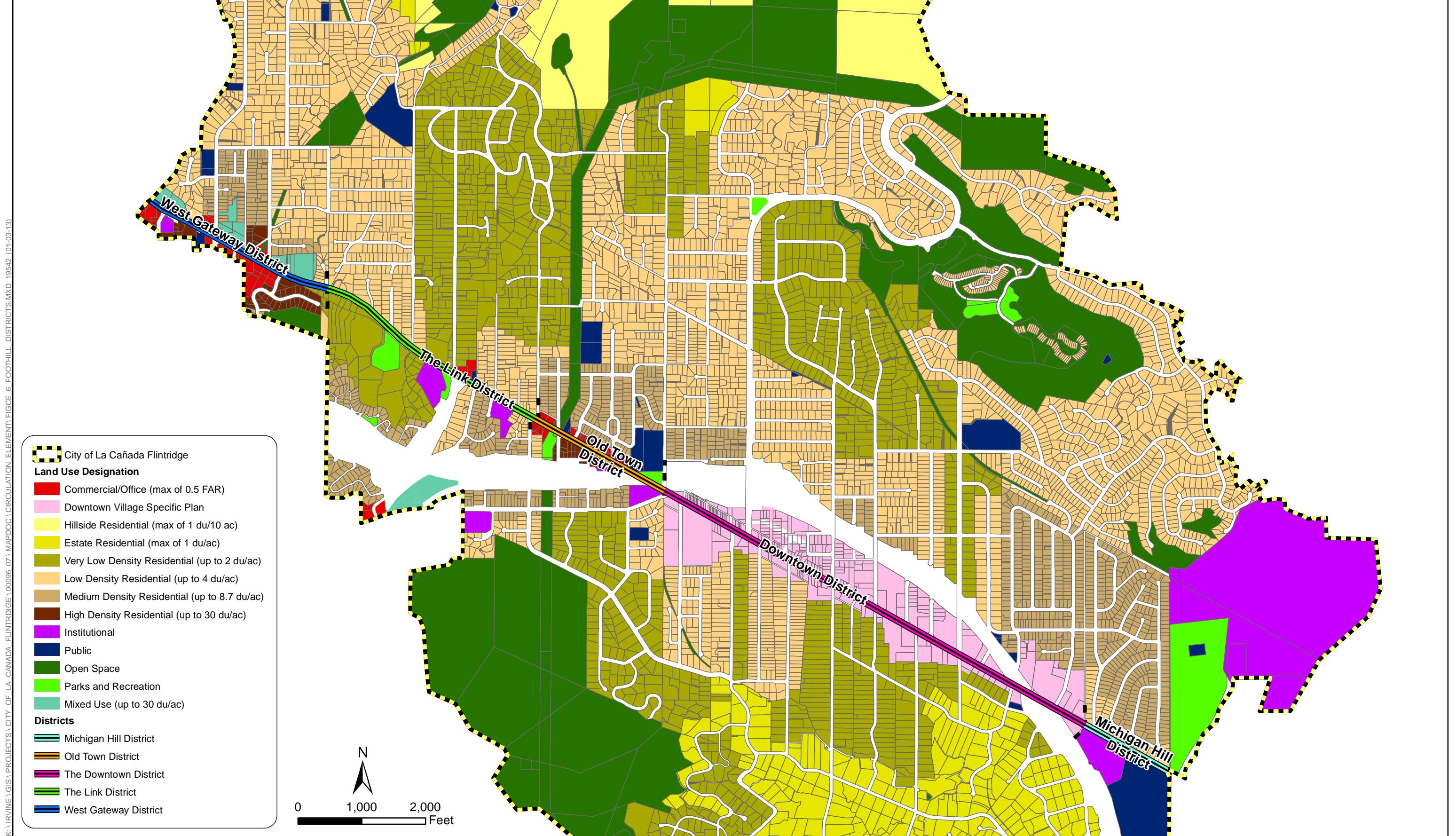
The land use designations are implemented by the City's zoning map and zoning code. This relationship is illustrated in Table LUE-2. Please note that existing zoning classifications may change and/or new zones may be created as a part of the General Plan implementation process.

Table LUE-2. Relationship between Land Use Designations and Zoning Classifications

Land Use Designation	Zoning Classification²
Hillside Residential (1 du/10 ac)	R-1—10 Acres
Estate Residential (1 du/ac)	R-1—40,000
Very Low Density Residential (2 du/ac)	R-1—30,000 R-1—20,000
Low Density Residential (4 du/ac)	R-1—15,000 R-1—10,000
Medium Density Residential (8.7 du/ac)	R-1—7,500 R-1—5,000
High Density Residential (30 du/ac)	R-3
Commercial/Office (0.5:1 FAR)	Community Planned Development (CPD)
Parks and Recreation (0.35:1 FAR)	Public and Semi-Public
Open Space (FAR not applicable)	Open Space (O-S) RPD-40,000 as per the existing zoning map
Institutional (0.35:1 FAR)	Public and Semi-Public
Public (0.35:1 FAR)	Public and Semi-Public
Mixed Use (30 du/ac; 1.3:1 FAR) ¹	New zone required
Downtown Village Specific Plan	Downtown Village Specific Plan (DVSP): 1. Mixed Use 1: <ul style="list-style-type: none"> ▪ Retail ▪ Office—upper level only, with Conditional Use Permit (CUP) ▪ Residential—upper level only, with CUP 2. Mixed Use 2: <ul style="list-style-type: none"> ▪ Retail ▪ Office—ground or upper level, with CUP ▪ Multi Family Residential—ground or upper level, with CUP 3. Institutional 4. Public (to be added) 5. Park 6. Residential: <ul style="list-style-type: none"> ▪ Single Family ▪ Multi Family (15 du/ac)

¹ Development that does not meet the requirements of the Mixed Use land use designation and corresponding zone will comply with the Commercial/Office land use designation and applicable zoning classification.

² The zoning classifications are from the existing zoning code, with the exception of new zone(s) that will be necessary to implement the new Mixed Use land use designation. Other changes may be made to the zoning classifications as a part of the General Plan implementation process.



Source : City of La Canada Flintridge, May 10, 2003

2.4

Implications of the Land Use Plan

This section describes the implications and desired outcomes of implementation of the Plan during the 2030 planning period. It summarizes the key land use opportunities and issues that were identified by the General Plan Advisory Committee (GPAC) and public.

La Cañada Flintridge has many unique characteristics and special qualities for a city located in an urbanized area. When the GPAC developed the vision statement for the 2030 update of the General Plan, they based their future vision for their City on the community as it already exists.

The Plan is intended to retain La Cañada Flintridge's desirable characteristics and qualities as expressed in the *Vision 2030*. As a result, the overall type, density, intensity, and distribution of land uses in the Plan have not changed significantly in the update. Minor changes include making several properties' land use designations consistent with existing uses and consolidating five former land use designations (Public Facilities, Public Schools, Recreational, Open Space–Public, and Open Space–Private) into three new designations (Public, Parks and Recreation, and Open Space).

Vision 2030

La Cañada Flintridge is a desirable community that has retained its quiet, safe, small-town feeling, and semi-rural, predominantly single-family character amid the beauty of its natural open spaces, trails, trees, parks, wildlife, and stunning mountain views. Neighborhoods and homes are well maintained, with landscaping and diverse housing styles that are in scale with their surroundings. La Cañada Flintridge remains an equestrian-friendly community. The downtown is vibrant, attractive, and modern, and caters to the City's residents with quality shopping and dining establishments and local-serving businesses within a walkable, pedestrian-scale village atmosphere. New housing opportunities for senior citizens and families are provided within mixed-use developments that are close to businesses, health care services, community and recreational facilities, and transit. Friendly, caring, and involved citizens of all ages share a commitment to their community and to each other. Premier schools continue to achieve the highest academic standards in up-to-date facilities, and opportunities exist for teens and pre-teens to be active and involved. The City is run efficiently and maintains positive, effective relationships with neighboring cities and regional and state agencies to address and resolve regional issues cooperatively, such as air quality, traffic, and noise.

Through the public input process and the data gathered for the Background Report, key issues and opportunities were identified that will be addressed during the planning period. This effort is reflected in changes to the Land Use Policy Map and land use designations; in the goals, objectives, and policies in this element; and in the implementation of strategies in other elements that support, or are supported by, implementation of the Land Use Element. The key opportunities and issues are summarized below; each is followed by a brief description of the action taken and how implementation of the Plan will address them. Section 2.5, *Goals, Objectives, and Policies*, provides additional detail.

Please note that other elements also may address the opportunities and/or issues in greater detail.

Opportunity/Issue 1: Provide additional housing opportunities for senior citizens who want to continue to live in the City but no longer choose to stay in their single-family homes, and for seniors and families who may desire other housing options that are smaller, closer to transit and local-serving uses within walking distance, and/or may be more affordable than the typical house in La Cañada Flintridge.

Action:

- A new Mixed Use land use designation has been added to the Plan, which applies to certain Commercial/Office and Medium Density Residential properties on Foothill Boulevard near the west end of the City and to property on Verdugo Boulevard located southeast of the I-210 and SR-2 interchange. If developed to their full potential, these parcels, which total 18.48 acres, could allow a maximum of 554 residential units. The Mixed Use land use designation provides new residential opportunities that would be appropriate for senior citizens. Providing the opportunity for new residential units in proximity to transit and local and community-serving uses provides convenience and accessibility for seniors.
- Approximately 2.4 acres of Commercial/Office and Medium Density Residential properties have been redesignated to High Density Residential to implement the Housing Element in the area of Foothill Boulevard, Curran Street, and Union Street. Within this area, the City will consider incentives for lot consolidation by vacating the existing public streets to allow for an integrated development.

Opportunity/Issue 2: Preserve the remaining undeveloped hillsides to the extent possible, for their value as open space, to retain the scenic beauty they provide, and to protect the safety of persons and property as a result of potential future development.

Action:

- The Land Use Policy Map has been revised to redesignate a total of 70.25 acres of land from various residential land use designations to Open Space. The major changes are described below.
 - A total of 26.26 acres of City-owned land has been redesignated to the Open Space land use designation to reflect the City's recent purchases of property to preserve open space. This includes 10.5 acres of Hillside Residential property (north of the A/B Line); 10.38 acres of Very Low Density Residential property (Cherry Canyon); 0.16 acre of Medium Density Residential property (Rockridge conservation area);

and 5.22 acres of Medium-High Density Residential property (Rockridge conservation area).

- ❑ A total of 33.6 acres of Los Angeles County, Los Angeles County Flood Control District, and federally owned land north of the A/B Line has been redesignated from Hillside Residential to the Open Space land use designation to reflect public ownership of the properties. This action will ensure discretionary review by the City if any public agency decides to sell its property to a private entity for a purpose other than open space use.
- ❑ 10.39 acres of Low Density Residential property has been redesignated to Open Space to reflect the restrictive covenant that was approved as a condition of the subdivision map (adjacent to the residences on Arroyo Summit Drive).
- Goals, objectives, and/or policies have been included in the Land Use Element to ensure that potential development is designed and constructed to minimize visual and safety impacts and to preserve natural resources to the extent possible.
- See the Open Space and Recreation, Conservation, and Safety elements for additional strategies and detailed actions regarding hillside preservation and safety issues.

Opportunity/Issue 3: Protect existing single-family residential neighborhoods from intrusion of noise, traffic, and other impacts.

Action:

- Goals, objectives, and/or policies have been included in the Land Use Element to ensure that development is designed, constructed, and maintained to preserve the integrity of residential neighborhoods and protect them from potential negative impacts of non-residential development.
- See the Noise, Conservation, Circulation, and Safety elements for additional strategies and detailed actions to protect single-family residential neighborhoods from intrusive impacts.

Opportunity/Issue 4: Preserve the City's animal keeping tradition and the ability of residents to own certain domestic and farm animals and fowl on their residentially used property, subject to specific conditions.

Action:

- The equestrian-friendly character of the community has been acknowledged in Vision 2030.

- A policy is included in the Land Use Element that supports the City's tradition of keeping horses and other animals on residentially zoned property.

Opportunity/Issue 5: Continue to enhance and improve Foothill Boulevard.

Action:

- The DVSP is incorporated by reference into the Land Use Element.
- The policy direction, recommendations, and identified Districts from the FBMP, which was completed in 1991, have been incorporated into the Land Use Element. Figure LUE-3 shows the various Districts, which include West Gateway, The Link, Old Town, and Michigan Hill. The DVSP implements the original Downtown District in the FBMP. The Districts provide direction to enhance Foothill Boulevard by encouraging a variety of interesting places that are linked by a village character, emphasizing pedestrian and human scale, and multi-modal opportunities.
- The Land Use Policy Map expands the DVSP boundary in two places to reflect existing parking uses that are associated with development within the existing DVSP.
- The Land Use Policy Map redesignates certain property from the Park to the Mixed Use 1 designation to allow additional parking in the DVSP area.
- Goals, objectives, and/or policies have been included in the Land Use Element to promote and encourage pedestrian, transit, and bike-friendly development.
- Policies have been included to implement the distinctive District characteristics and enhance their identities.
- The recommendations in the *Link and West Gateway Corridor Improvement Recommendations* (2004) have been incorporated into the Land Use Element. They include a linear park, a multi-use pedestrian/bike parkway, a trail, and wayfinding and other signage.

Opportunity/Issue 6: Incorporate the principles and practices of sustainability into land use decisions and actions to: conserve energy, water, and other natural resources; manage the use of renewable and non-renewable resources in an efficient and responsible manner; preserve and improve the environment from the local to the global level; reduce pollution and greenhouse gas (GHG) emissions; reduce vehicle miles travelled; improve human health and safety; and strengthen the economy.

Action:

- The Plan incorporates the DVSP; various Mixed Use land use designations; and supportive goals, objectives, and policies to promote walkable neighborhoods near local-serving commercial businesses, transit routes, parklands, and trails.
- The goals, objectives, and/or policies in the Land Use Element include a variety of building and site design policies and principles, design guidelines, development standards, and/or City-sponsored demonstration projects to promote sustainable land use, design, and decision making.
- Certain properties have been redesignated to the Open Space land use designation to preserve and protect them.
- See the Conservation, Noise, and Air Quality elements for additional strategies and detailed actions regarding “green” and sustainable building and development practices and techniques, and policies to reduce GHG emissions pursuant to AB 32 and in keeping with the spirit of SB 375.

Opportunity/Issue 7: Preserve, improve, and expand the trail system to support recreational purposes and encourage non-vehicular circulation.

Action:

- The City of La Cañada Flintridge Trails Master Plan, as may be amended from time to time, is incorporated by reference in the General Plan.
- Goals, objectives, and/or policies have been included in the Land Use Element to ensure that the importance of trails is considered when new development is proposed.

The Land Use, Open Space and Recreation, and Circulation elements recognize the Trails Master Plan as the implementing document for trails within the City. See the Open Space and Recreation, Conservation, and Circulation elements for additional strategies and detailed actions regarding preservation and enhancement of the trail system.

Opportunity/Issue 8: Foster the preservation of landmark and historic properties in the City.

Action:

- In February of 2012, the City Council adopted an ordinance that authorizes the use of Mill Act contracts in the City of La Cañada Flintridge.

- A policy has been included in the Land Use Element to promote the preservation, rehabilitation, and maintenance of landmark and historic properties in the City in accordance with the Mills Act ordinance.
- See the Conservation Element for additional discussion, goals, objectives, and/or policies related to historic preservation.

2.5

Goals, Objectives, and Policies

The following goals, objectives, and policies are intended to ensure that the City's distinctive character is preserved, its resources are protected, the *Vision 2030* is achieved, and the key implementing strategies of other elements are integrated into planning decisions.

LUE Goal 1: Provide an appropriate mix and balance of land uses that retain and enhance the community's distinctive character and preserve its valuable resources.

LUE Objective 1.1: Preserve and enhance the City's character as a low-density, wooded, hillside, predominately single-family residential community.

LUE Policy 1.1.1: Preserve and protect existing low-density, single-family neighborhoods in La Cañada Flintridge.

LUE Policy 1.1.2: Continue to allow Accessory Living Quarters (second units) where such units are deemed consistent with neighborhood character, both as accessory uses to residential uses and as a response to regional housing needs.

LUE Policy 1.1.3: Allow for multi-family and mixed-use development in designated areas to meet community housing needs and meet the goals of the City's Housing Element.

LUE Policy 1.1.4: Encourage mixed-use residential/commercial development on Foothill Boulevard and other designated areas by creating and implementing zoning, design guidelines, and development standards, and incentives.

LUE Policy 1.1.5: Encourage new residential and mixed use projects to mix affordable housing units with market rate units as opposed to building stand-alone affordable housing development.

LUE Policy 1.1.6: Continue to support the City's tradition of keeping horses and other animals on residentially zoned property in a manner that balances the rights of the owner and neighboring property owner.

LUE Policy 1.1.7: Foster the preservation, rehabilitation, and maintenance of landmark and historic properties in the City, such as through implementation of the Mills Act.

LUE Policy 1.1.8: Preserve and protect individual homeowners from invasion of privacy resulting from building design and/or electronic surveillance equipment from neighboring properties.

LUE Policy 1.1.9: Rezone certain property north of Foothill Boulevard in and adjacent to the Michigan Hill District to R-1-10,000 to be consistent with the existing Low Density Residential land use designation.

LUE Policy 1.1.10: Pursue joint action through the Local Agency Formation Commission for the County of Los Angeles with adjacent cities to resolve the issue of existing lots that cross the City's boundaries.

LUE Objective 1.2: Encourage the development of an attractive and balanced commercial base for the community that meets the needs of the residents without negatively impacting the circulation network, infrastructure capacity, or existing residential neighborhoods.

LUE Policy 1.2.1: Through cooperation between City government, the La Cañada Flintridge Chamber of Commerce, and the commercial sector, encourage a thriving, well-designed, aesthetically pleasing commercial area that preserves a strong tax base and is compatible with the residential nature of the surrounding community.

LUE Policy 1.2.2: Retain a mix of land uses that provides employment opportunities for City residents that are compatible with the community's character.

LUE Policy 1.2.3: Encourage a mix of commercial land uses that serves the needs of the local community.

LUE Policy 1.2.4: Maintain sufficient flexibility in the types of uses allowed in commercially designated areas to address changes in market conditions and encourage competition.

LUE Policy 1.2.5: Provide standards and guidance for the design and development of commercial facilities in the community that enhance the City's appearance, aesthetic qualities, and business potential.

LUE Policy 1.2.6: Encourage the development of childcare facilities, including infant and toddler care and pre- and after-school care, in the Commercial, Public, and Institutional use categories to serve the needs of La Cañada Flintridge families and workers. In accordance with the strategic plan adopted by the Los Angeles County Childcare Planning Committee, reduce barriers to childcare service due to zoning regulations and expensive permit requirements.

LUE Objective 1.3: Preserve and protect the areas designated for open space, recreation, and trails.

LUE Policy 1.3.1: Endeavor to increase the amount and network of public and private open space, recreational facilities, and trails for active and/or passive recreation activities.

LUE Policy 1.3.2: Facilitate the access to public and private open space, recreational facilities, and trails.

LUE Policy 1.3.3: Land use proposals involving trails will comply with the Trails Master Plan.

LUE Policy 1.3.4: Support the goals, objectives, and policies in the Open Space and Recreation and Conservation elements when evaluating development proposals and making land use decisions.

LUE Policy 1.3.5: Encourage opportunities for additional joint-use facilities for future parks and schools, when feasible.

LUE Policy 1.3.6: Ensure long-term preservation of deed-restricted private open space areas.

LUE Objective 1.4: Preserve and protect the areas designated for public and institutional uses.

LUE Policy 1.4.1: Provide opportunities for development of high quality educational facilities in the community.

LUE Policy 1.4.2: Provide information to local school districts when considering any land use policy decisions that could affect local school populations, thereby allowing those school districts to assess whether the land use decision would have an impact on the adequacy of school facilities.

LUE Objective 1.5: Ensure that new and rehabilitated development is compatible with the residential character of the City, the project's surrounding land uses, the circulation network, availability of public facilities, and existing development constraints.

LUE Policy 1.5.1: Require all new development to be designed to minimize impacts on adjoining residential neighborhoods by providing adequate and appropriate buffers and protections to assure compliance with the City's goals and policies for compatible and complementary development.

LUE Policy 1.5.2: Ensure the character of existing neighborhoods is not detrimentally altered as a result of land divisions and/or new development.

LUE Policy 1.5.3: Ensure the character of existing residential neighborhoods is not detrimentally altered as a result of home occupations or by other related non-residential uses.

LUE Policy 1.5.4: Encourage non-conforming uses and buildings to be brought into compliance with City codes.

LUE Policy 1.5.5: Mitigate unacceptable levels of noise, odors, pollution, dust, light, and glare that affect residential areas and other sensitive receptors.

LUE Policy 1.5.6: Ensure a sensitive transition between commercial and residential land uses and other sensitive receptors by employing techniques such as buffering, landscaping, and setbacks.

LUE Policy 1.5.7: Encourage and/or create incentives to improve existing undesirable edge conditions and buffer areas between residential neighborhoods and other sensitive receptors and adjacent commercial uses and highways.

LUE Objective 1.6: Establish and implement land division practices and standards of residential character relating to residential subdivisions that preserve the City's predominantly single-family residential character.

LUE Policy 1.6.1: Continue to prohibit flag-lots in new subdivisions and lot line adjustments.

LUE Policy 1.6.2: New cul-de-sacs will not generally be considered compatible with the existing residential character of the City if they: 1) serve less than 6 residential lots; and 2) have a length of less than 200 feet as measured from the center of the cul-de-sac bulb to the closest edge of the right-of-way of the intersecting street.

LUE Policy 1.6.3: Consider allowing clustering and flexibility in site design through the Planned Development Permit process to preserve desirable site characteristics (such as open space and views) and mitigate site challenges (such as steep slopes).

LUE Objective 1.7: Coordinate public infrastructure, utilities, and services with new development.

LUE Policy 1.7.1: Continue to make incremental improvements to the flood control and drainage system.

LUE Policy 1.7.2: Define public infrastructure needs and deficiencies that are within the City and include priority projects into the City's budgetary process and/or require mitigation through development, if appropriate.

LUE Policy 1.7.3: Continue to promote the opportunity for the construction of public sewers to enhance the quality of life in the City and reduce the risk of infiltration of pollution into the watershed and water basin.

LUE Policy 1.7.4: Ensure that private development provides its fair share of the cost of public improvements.

LUE Objective 1.8: Coordinate with residents, other agencies, and community-oriented organizations regarding important land use issues and policies.

LUE Policy 1.8.1: Participate with local, State, and federal planning agencies to maximize the effectiveness of interagency land use planning and policies and resolution of issues.

LUE Policy 1.8.2: Work to align appropriate City plans with regional plans that have been developed consistent with State guidance to achieve reductions in GHG emissions.

LUE Policy 1.8.3: Participate in the Sustainable Communities Strategy/Regional Blueprint Planning effort and consider in the adoption of local plans.

LUE Policy 1.8.4: Promote public interest in, and understanding of, the General Plan and regulations pertaining to it.

LUE Policy 1.8.5: Encourage citizen participation in planning and development of land use policies and programs.

LUE Policy 1.8.6: Review land use studies and decisions proposed to be made in adjoining jurisdictions that may affect the City of La Cañada Flintridge.

LUE GOAL 2: Enhance the visual image and economic vitality of Foothill Boulevard as the City's main commercial corridor.

LUE Objective 2.1: Enhance the appearance and use of Foothill Boulevard through a series of distinctive Districts (including West Gateway, The Link, Old Town, the Downtown District through implementation of the Downtown Village Specific Plan, and Michigan Hill), that offer a variety of interesting places and are linked by a village character emphasizing pedestrian and human scale and active transportation (multi-modal) opportunities.

LUE Policy 2.1.1: Support sub-regional and local-serving commercial activities and mixed-use development in the West Gateway District (from Briggs Avenue to Leata Lane). Encourage future development to consolidate lots; locate buildings closer to the street; provide attractive landscaping; improve the appearance of parking areas; and encourage active transportation options by promoting a pedestrian-, bicycle-, and transit-oriented environment.

LUE Policy 2.1.2: Maintain single-family residential uses in the Link District (from Leata Lane to Alta Canyada Road). Coordinate public and recreational uses and professional offices with these residential uses. Ensure that conversion of single-family dwellings fronting Foothill Boulevard to commercial office is orderly and does not negatively impact existing

residences. Reinforce the District's residential identity through improvements to the public right-of-way.

LUE Policy 2.1.3: Preserve the historic character and identity of the Old Town District (from Alta Canyada Road to La Cañada Boulevard) as a local-serving commercial area of smaller shops and offices. Provide for increased parking facilities and encourage pedestrian- and transit-oriented design.

LUE Policy 2.1.4: Support the mixed-use village character of the Downtown District (from La Cañada Boulevard to the I-210 Freeway overpass at Crown Avenue) through continued implementation of the DVSP.

LUE Policy 2.1.5: Preserve the low-density, single-family character of the Michigan Hill District (from the I-210 Freeway overpass to Oak Grove Drive) and ensure that all public and institutional uses and public improvements retain the area's semi-rural character.

LUE Objective 2.2: Create an environment that supports local-serving retail and service enterprises, provides adequate parking, and offers a dynamic residential environment.

LUE Policy 2.2.1: Encourage the integration of mixed-use retail/office and multi-family residential/retail projects through implementation of the new Mixed Use land use designation.

LUE Policy 2.2.2: Encourage high quality multi-family residential and mixed-use development on Foothill Boulevard as a means of promoting pedestrian activity and reducing dependence on automobiles, addressing the housing needs of seniors and families, and improving the physical appearance of the Boulevard.

LUE Policy 2.2.3: Facilitate the revitalization of under-utilized commercial parcels where appropriate and compatible with surrounding uses to capitalize on their access and visibility.

LUE Policy 2.2.4: Encourage consolidation of parking and reciprocal-access agreements among adjacent businesses.

LUE Policy 2.2.5: Implement the short-term, long-term, and regulatory parking strategies in the *Comprehensive Parking Strategy* (2008) as appropriate.

LUE Objective 2.3: Implement the District identities and sustainable principles through public improvements, implementation of design review, application of existing or new design guidelines and development standards, incentives, and grant opportunities.

LUE Policy 2.3.1: Continue to implement the City's design review process for public and private buildings within the commercial zones and DVSP on Foothill Boulevard. Require design review as a part of the new zone(s) to implement the Mixed Use designations.

LUE Policy 2.3.2: Consider options to support private efforts to consolidate smaller properties into larger sites where beneficial to overcome constraints of existing development and site design. Options may include density and other zoning incentives, such as waiver of fees or expedited permit processing, economic development strategies, improvement bonding, grant funding, and mediation.

LUE Policy 2.3.3: Encourage buildings and signs to be designed to complement the identity of the Districts and employ the elements of a village setting.

LUE Policy 2.3.4: Create attractive and identifiable public and private spaces along Foothill Boulevard that define and enhance the Districts through the use of street furnishings, landscaping, and public improvements.

LUE Policy 2.3.5: Improve the appearance of existing commercial buildings and sites along Foothill Boulevard through encouragement of property upgrades, including increased use of the City's Commercial Property Improvement Program, other incentives, and/or enhanced code enforcement activity.

LUE Policy 2.3.6: Implement the linear park identified in the *Link and West Gateway Corridor Improvement Recommendations* (2004) from the Crescenta-Cañada YMCA west to the commercial area, using excess right-of-way on the south side of Foothill Boulevard and screening the high retaining wall.

LUE Policy 2.3.7: Create a multi-use pedestrian/bike parkway along the south side of Foothill Boulevard between Mayors' Discovery Park and the YMCA, with possible further extension to the west.

LUE Policy 2.3.8: Assemble the right-of-way and create improvements for a circular trail to connect the Mayors' Discovery Park, the Rockridge conservation area, the Link Linear Park on Foothill Boulevard, and the YMCA.

LUE Policy 2.3.9: Provide wayfinding signage to direct visitors coming from the east and west via the I-210 Freeway or from the south via the SR-2 Freeway to Angeles Crest Highway, downtown La Cañada Flintridge, and other destinations.

LUE Policy 2.3.10: Address drainage and parking lot runoff problems through use of watershed management techniques and/or best management practices developed per the Conservation Element.

LUE Policy 2.3.11: Provide landscaping to screen retaining walls abutting residential properties and/or encourage the installation of landscaped cribwall on the north side of Foothill Boulevard in the Link District.

LUE Goal 3: Ensure that new and rehabilitated development is designed and constructed in an environmentally sustainable and sensitive manner and protects the safety of persons and property.

LUE Objective 3.1: Promote sustainable development practices to protect the City's valuable resources and guide their utilization in a responsible manner, reduce vehicle miles travelled, and reduce GHG emissions.

LUE Policy 3.1.1: Encourage development of pedestrian-, bicycle-, and transit-oriented mixed-use projects in designated areas to create or enhance diverse centers of activity; link residential development to local-serving uses; create environments that are walkable and offer convenient pedestrian connectivity to alternative transportation options; and increase the efficiency of resource use by concentrating new development in areas that are already served by infrastructure.

LUE Policy 3.1.2: Ensure new development is designed to make public transit a viable choice for residents by locating multi-family residential and mixed-use development on or near streets that are served efficiently by public transit and alternative transportation modes.

LUE Policy 3.1.3: Encourage new and redeveloped projects to be designed to improve pedestrian and transit connections and connections to trail and bicycle networks, and to incorporate facilities to support bicycle use (such as bike racks, lockers, and/or employee showers, to the extent possible and appropriate) to reduce the dependence on passenger vehicles.

LUE Policy 3.1.4: Allow complementary local-serving uses not already present in zoning district to reduce vehicle miles travelled, promote bicycling and walking, and reduce vehicle-related emissions.

LUE Policy 3.1.5: Promote mixed-use development in targeted areas by developing zoning classifications, development standards, and design guidelines that are appropriate for the scale, intensity, and character desired for the particular area.

LUE Policy 3.1.6: Provide financial, development, administrative and/or other incentives to encourage mixed-use development and development patterns that support transit use and alternative modes of transportation.

LUE Policy 3.1.7: Promote the implementation of Low Impact Development stormwater management techniques in new or rehabilitated commercial or residential projects.

LUE Policy 3.1.8: Encourage implementation of green building techniques.

LUE Policy 3.1.9: Reduce heat gain from pavement and other hard surfaces by promoting "Cool Communities Measures," including use of:

- a. light-colored or porous paving materials parking lots , pathways, and other hard surfaces;

- b. trees and other shading vegetation around parking lots and buildings to reduce the amount of energy needed for cooling;
- c. pervious pavement options;
- d. low-water landscaping in place of hardscaping around transportation infrastructure and in parking areas; and
- e. parkway landscaping to provide shade of streets and adjacent parking areas by trees.

LUE Policy 3.1.10: Encourage new and redeveloped projects to make optimal use of water conservation techniques.

LUE Policy 3.1.11: Pursue opportunities to consolidate parking on Foothill Boulevard and in the DVSP area to encourage a pedestrian- and transit-oriented environment.

LUE Policy 3.1.12: Implement the recommendations in the Comprehensive Parking Strategy for the DVSP and Old Town District to improve management of existing parking supply and provide adequate parking for the area.

LUE Policy 3.1.13: Prohibit drive-through commercial businesses within the City to mitigate unacceptable levels of noise, odors, and vehicle-related emissions only where proximate to sensitive receptors.

LUE Policy 3.1.14: Implement goals, objectives, and policies in the Conservation and Air Quality Elements to promote sustainable and green development practices and reduce GHG emissions.

LUE Objective 3.2: Continue to protect the public's safety by evaluating land and environmental constraints prior to development and requiring that projects mitigate potential negative environmental and safety impacts.

LUE Policy 3.2.1: Ensure that future hillside development does not detrimentally impact environmental and recreational resources; is coordinated with available and potential circulation capacities; and is planned, designed, and implemented with regard for natural environmental hazards and constraints.

LUE Policy 3.2.2: Conduct appropriate environmental reviews for all projects affecting land use.

LUE Policy 3.2.3: Provide a wide range of accessible public facilities and community services, including fire and police protection; flood control and drainage; educational, cultural, and recreational opportunities; and other governmental and municipal services.

LUE Policy 3.2.4: Implement goals, objectives, and policies in the Safety Element to protect persons and property from potential safety hazards.

LUE Goal 4: Maintain hillside areas for the purpose of preserving the visual quality of the City, protecting the public from safety hazards, and conserving natural resources.

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.

LUE Policy 4.1.1: Preserve ridgelines, natural slopes, knolls, canyons, and bluffs in their natural state to protect important viewscapes and topographic and other natural features. The land forms identified in Figure CNE-3 of the Conservation Element are examples of landforms that will be protected.

LUE Policy 4.1.2: Ensure that land divisions or new development in hillside areas do not alter the character of existing neighborhoods.

LUE Policy 4.1.3: Ensure that development preserves the City's natural environment, setting, and viewsheds, through design, siting, and construction that avoids obtrusive breaks in the natural skylines and minimizes the visual impact of grading, intrusion of highly visible cut and/or fill slopes, building and roof lines, and/or roadway surfaces.

LUE Policy 4.1.4: Require human-made slopes to be irrigated and landscaped to prevent erosion and to soften the visual appearance of the finished slope.

LUE Policy 4.1.5: Continue to implement the City's Hillside Development Chapter of the Zoning Ordinance, which establishes standards to minimize landform alteration, preserve significant environmental features, and control development densities.

LUE Policy 4.1.6: Encourage residences developed in hillside areas to be designed, landscaped, and built of materials that blend with the existing environment; use of bright or reflective surfaces will be disallowed.

LUE Objective 4.2: Ensure that hillside development will be designed, constructed, and maintained to minimize natural and human-made safety hazards to persons and property.

LUE Policy 4.2.1: Require that development in hillside areas be designed and constructed in such a manner as to avoid flooding, mudslides, erosion, and subsidence to residents and structures on or near hillside areas as well as downstream of any project.

LUE Policy 4.2.2: Ensure that the appropriate goals, objectives, policies, and implementation programs in the Safety and Conservation elements are applied to hillside development.

LUE Policy 4.2.3: Discourage development in areas of known slope instability and/or high landslide risk.

LUE Policy 4.2.4: Require new development north of the A/B Development Line to tie into the public sewer and water supply system as a condition of land use approval and prior to occupancy.

LUE Policy 4.2.5: Require new development in hillside areas to use building techniques that minimize fire hazards and reduce risks associated with wildfires.

LUE Policy 4.2.6: Require property in hillside areas to be maintained in a manner to reduce risks associated with wildfires.

LUE Goal 5: Preserve and enhance the scenic beauty of the community.

LUE Objective 5.1: Encourage overall development of the community to be designed and constructed in a manner that is visually pleasing, preserves and enhances the semi-rural character of the local environment, and protects the scenic qualities of the community.

LUE Policy 5.1.1: Encourage the preservation and enhancement of scenic vistas and discourage development and additions that obstruct views.

LUE Policy 5.1.2: Implement the goals, objectives, and policies in the Conservation Element regarding protection of the City's topographic and scenic resources.

LUE Policy 5.1.3: Review all plans for development for compatibility with surrounding developments and established design guidelines, in accordance with the City's Design Review process and the DVSP.

LUE Policy 5.1.4: Continue to apply the City's residential design guidelines to all single-family residential zoned lots within the city as a basis for evaluating proposed projects to promote good design, preserve neighborhood character, and protect property values.

LUE Policy 5.1.5: Review and revise, as necessary, architectural design, landscaping, and signage guidelines to achieve commercial development of the highest quality and to retain the City's small-town character.

LUE Objective 5.2: Preserve and improve the aesthetic quality of the community through enhancements to the City's gateways and scenic corridors.

LUE Policy 5.2.1: Install and maintain visual and infrastructure linkages on the City's designated scenic corridors through landscaping and street trees, hardscape, lighting, signage and identity graphics, and street furniture through public improvements and private investment.

LUE Policy 5.2.2: Maintain Verdugo Boulevard as a visually pleasing residential corridor that serves as a significant entry point into the City by its designation as the Descanso Gateway District.

LUE Policy 5.2.3: Implement programs that support the gateway and scenic corridor characteristics along the City's major roadways.

LUE Policy 5.2.4: Preserve the unique views of the mountains and foothills as seen from the City's designated scenic corridors (as designated on Figure CNE-3 in the Conservation Element) by continuing to implement the development standards and design guidelines in the Hillside Development Ordinance, DVSP, and the design review process, including mixed use and commercial development.

LUE Policy 5.2.5: The City will work with utility companies to improve the appearance of Foothill Boulevard, Verdugo Boulevard, and Angeles Crest Highway by undergrounding public utility lines and equipment and eliminating utility poles along these roads as economic resources permit.

LUE Policy 5.2.6: In order to improve the general appearance of the community as recommended in this and other elements of the General Plan, the City will evaluate the possibility of using community improvement district(s) as a tool for making certain improvements, such as: 1) the undergrounding of overhead utility lines on Verdugo Boulevard and Angeles Crest Highway; 2) landscaping within the public rights-of-way; and 3) assisting the private sector in land acquisition and development of landscaped commercial parking areas.

LUE Goal 6: Support the long-term needs of seniors within the City as they relate to land use policies and the stated goals for balanced and compatible development within this low-density, predominantly single-family residential community.

LUE Objective 6.1: Implement land use policies and development standards that allow and encourage the development of housing types and other land uses that meet the needs of senior citizens.

LUE Policy 6.1.1: Adopt the new Mixed Use zone as proposed on the Land Use Policy Map.

LUE Policy 6.1.2: Encourage a mix of residential types to satisfy a variety of senior housing needs.

LUE Policy 6.1.3: Require that residential development proposed for senior citizens is designed to facilitate their mobility independence both within the project and through pedestrian connections to the surrounding land uses and transit stops.

LUE Policy 6.1.4: Evaluate and revise existing development standards for multi-family and senior development projects, such as minimum unit size, parking requirements, and minimum open space; and prepare new mixed use development standards to facilitate and encourage the development of mixed use and multi-family projects as envisioned in the City's General Plan.