



CITY OF LA CAÑADA FLINTRIDGE

2021-2029 Housing Element

Adopted
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HOUSING ELEMENT

9.1 Introduction

9.1.1 Statutory Framework

The Housing Element is an integral component of the City's General Plan. It addresses existing and future housing needs of all types for persons of all economic groups in La Cañada Flintridge. The Housing Element is a tool for use by citizens and public officials in understanding and meeting the housing needs in the city.

Recognizing the importance of providing adequate housing in all communities, the state of California (state) mandated a Housing Element within every General Plan since 1969. It is one of the seven required elements. Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code sets forth the legal requirements of the Housing Element and encourages the provision of affordable and decent housing in communities to meet statewide goals. Specifically, Section 65580 states the element shall consist of "...an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing." The contents of the element must be consistent with the other elements of the General Plan [Government Code § 65300.5].

Meeting the housing needs established by the state is an important goal for the City of La Cañada Flintridge (the City or City, as the local government). As the population of the state continues to grow and scarce resources decline, it becomes more difficult for local agencies to create adequate housing opportunities while maintaining a high standard of living for all citizens in the community. State law recognizes that housing needs may exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs. This recognition of limitations is

critical, especially during this period of financial uncertainties as a result of the COVID-19 pandemic in both the public and private sectors.

Section 65583(b)(2) states, "It is recognized that the total housing needs...may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements... Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income, that can be constructed, rehabilitated, and conserved..."

This 2021-2029 La Cañada Flintridge Housing Element is prepared in compliance with state law and covers the period of October 15, 2021 through October 15, 2029.

9.1.2 Purpose

The state has declared that “the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.” In addition, the government and the private sector should make an effort to provide a diversity of housing opportunities and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental, fiscal factors and community goals within the General Plan. Further, State Housing Element law requires “an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.” The law requires:

- An analysis of population and employment trends;
- An analysis of household characteristics;
- An inventory of suitable land for residential development;
- An identification of a zone or zones where emergency shelters are permitted by right;
- An analysis of the governmental and non-governmental constraints on the improvement, maintenance and development of housing;
- An analysis of special housing needs;
- An analysis of opportunities for energy conservation;
- An analysis of publicly assisted housing developments that may convert to non-assisted housing developments; and
- An assessment of fair housing practices in order to develop policies and programs designed to affirmatively further fair housing.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules, which promote preservation, improvement and development of diverse types and costs of housing throughout the City of La Cañada Flintridge.

9.1.3 Organization

This Housing Element is organized into five primary chapters:

- **9.1 – Introduction:** Provides an overview of the purpose, scope, and organization of the Housing Element.
- **9.2 – Community Profile:** Provides a summary of the City's demographic and housing characteristics, and associated housing needs.
- **9.3 – Housing Constraints:** Provides an assessment of the various constraints to housing development and preservation.
- **9.4 – Housing Opportunities and Resources:** Provides an inventory of resources available for meeting the City's existing and projected housing needs.
- **9.5 – Housing Plan:** Outlines the City's commitments to providing and preserving housing opportunities in the community.

Additional data and background information are provided in appendices.

9.1.4 Relationship to Other General Plan Elements

The La Cañada Flintridge General Plan was adopted in 2013 and consists of eight elements: 1) Land Use; 2) Open Space and Recreation; 3) Conservation; 4) Safety; 5) Circulation; 6) Noise; 7) Air Quality; and 8) Housing. All elements carry equal weight and are designed to be consistent with each other.

State law requires that "...the General Plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies..." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City. The Housing Element is being updated at this time in conformance with the 2021-2029 update cycle for jurisdictions in the SCAG region and has been reviewed with the rest of the General Plan to ensure internal consistency. As portions of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure that internal consistency is maintained.

California Senate Bill 1241 (SB 1241) was passed by the California legislature in 2012, which required jurisdictions to update their Safety Elements upon the next revision of the Housing Element, on or after January 1, 2014. Subsequently,

Government Code § 65302, subd(g)(3.2) was changed to address fire hazard planning. The Safety Element has been updated concurrently with the Housing Element update and has incorporated housing-related discussions and policies on flood hazards, wildfire, emergency preparedness, and climate change.

The Safety Element outlines hazards related to development in the City. The entire City of La Cañada Flintridge is located in the Very High Fire Hazard Severity Zone, as defined by CAL FIRE. Fifteen neighborhoods in the City, representing 986 residences, approximately 15% of the City's housing stock, have a single point of access and egress which can result in difficulty evacuating neighborhoods in the event of a wildfire. For these neighborhoods, a new Safety Element policy was adopted to prohibit the development of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) and prohibit the conversion of existing spaces to ADUs and JADUs, unless access compliance with California Fire Code can be demonstrated.

9.1.5 Public Outreach

Opportunities for residents to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address the housing needs of La Cañada Flintridge. The City encourages and solicits the participation of its residents and other local agencies in the process of identifying housing and community development needs. The residents of La Cañada Flintridge were provided with ample opportunities to provide early input into the development of the draft Housing Element and to review and comment on the City's draft Housing Element and recommend programs before it was sent to HCD for review, and again prior to adoption. This section provides an overview of the public outreach process and input received. Details are provided in Appendix A. Due to the COVID-19 pandemic, many of the initial public engagement activities were held virtually.

9.1.5.1 Community Workshops

Two virtual joint Housing Element and Safety Element community workshops were conducted, on March 11, 2021, and June 10, 2021, hosted by the City's Planning Commission, specifically for the purpose of informing the community and stakeholders about what the Housing and Safety Elements include, why they must be updated, and receiving Planning Commission and public input regarding the update of the City's Housing and Safety Elements. These workshops were advertised via display ad in the local paper and posted on the City's website and at City Hall. Special notices were also sent to community stakeholders and developers. Additional advertisement of the workshops was via an email distribution list of interested parties. This included developers and an active group of community members interested in housing as it impacts the City's ability to meet goals outlined within the Climate Action Plan. The workshops were also publicized during both City Council and Planning Commission meetings, both of which are broadcast on cable television and

livestreamed via the City's website and during meetings of the Business Support and Development Committee, which includes business owners, residents, the Chamber of Commerce, representatives from religious organizations that are located within and/or serve the community, and City representatives.

The first workshop (March 11, 2021) provided an overview of the requirements of a Housing Element, a review of the Regional Housing Needs Allocation (RHNA) that was assigned to the City by the Southern California Association of Governments (SCAG), a discussion of strategies to meet the RHNA, and opportunities for the Planning Commission and community to ask questions and provide preliminary suggestions.

A second public workshop was held on June 10, 2021. The City provided options for ways to accommodate the RHNA and presented constraints to development that had been identified through preparation of the Constraints section of the Housing Element and input from stakeholders (see the following section regarding focus group sessions). Comments and questions from the public at the second public workshop were varied and included inquiry about whether the projected number of ADUs was accurate, and concerns that reducing parking requirements for future multi-family development would not provide adequate parking. A participant commented that the cost of housing in the city is so high, and the affordable options so low, younger people are being priced out of housing in the city, and that even young people born in La Cañada Flintridge are not able to remain once they reach adulthood. A question was raised asking what the City could do to incentivize affordable housing, and another suggested asking religious institutions whether they are interested in being part of a proposed overlay to allow housing on their parking lots. The Planning Commission suggested including all religious institutions in the city in the proposed overlay, and some additional sites for potential consideration were suggested by the Commissioners. City staff followed up with a review of the suggested religious institution sites and additional locations in the city. As a result, one religious institution was added to the sites inventory, although others were not included because of site constraints.

A segment of the Safety Element portion of the workshop discussed the city's fire hazards, which are also a constraint to development of new housing in the city. A participant suggested prohibiting ADUs in neighborhoods of La Cañada Flintridge where a significant number of homes are served by a single access point, creating a challenge for emergency access and evacuations. The Safety Element incorporates this suggestion as a new policy, and the Housing Element includes a policy to prohibit the development of ADUs and JADUs in specific areas of the city identified by the Safety Element.

9.1.5.2 Focus Group Sessions

Two focus group sessions were held on May 5, 2021. Participants were invited by an email invitation sent by the City's Community Development Director. One of

the meetings was with parties potentially interested in building affordable housing, including representatives of local religious facilities who have contacted the City about the possibility of building affordable housing on their campuses, and Habitat for Humanity, who has recent experience with building both low income and housing for the homeless in the Los Angeles area. One of the comments received was similar to comments received at the public workshop in that younger people who grew up in the City cannot return as young adults because they cannot afford the cost of housing. The second session was held with developers of market rate housing. Both groups discussed constraints to building housing in the City, such as a severe shortage of available sites and very high land values. The market rate developers discussed some of the development standards that are difficult to implement, such as the way the City measures building height, and parking standards that increase the cost of development. Section 9.4 includes various programs to reduce constraints to development of housing, including revising the methods the City uses to measure height, increasing the maximum height of structures and revising the way height is measured, increasing allowable floor area ratio (FAR), and reduced parking standards.

9.1.5.3 Housing Element Webpage

The City created a webpage on its website dedicated to the Housing Element update. It included background information; announcements for the public workshops; the announcement for and link to the Notice of Preparation (NOP) for the Initial Study/Negative Declaration prepared for the Housing Element update; and links to the PowerPoint presentations that were presented at the public workshops and meetings. It also included both an online form to fill out to submit questions and comments as well as an email address to which interested persons could submit questions and comments. The City posted each of the Draft Housing Element versions for the public to review, and the Final Housing Element (adopted), with each version remaining available for review and comparison.

In response to a comment received from a member of the public, the website was reworked in August 2022 to provide a more user-friendly format. On September 30, 2022 the website was again updated to post the Second Draft (Revised) on the website. Content was rearranged so that all draft versions were located in the same area for easier access under “Draft Housing Element Documents” on top of the main page. The “Timeline” section was updated to reflect recent and upcoming meetings, and the “Background” page was updated to include all 8 presentations from Planning Commission workshops and meetings, the joint City Council/Planning Commission meeting and all City Council meetings.

9.1.5.4 First Draft Housing Element Review

The City advertised the availability of the Housing Element for public review in accordance with the advertising conducted for the Community Workshops (see

Section 9.1.5.1), and the document remains available on the City's website for public information. The first draft Housing Element was made available to the public on September 21, 2021, and submitted to HCD for review on October 6, 2021. After an approximately 60-day review period, HCD coordinated a call with staff and consultants to review their comments on the first draft of the Housing Element, which took place on November 29, 2021. A formal letter detailing HCD's comments followed on December 3, 2021.

9.1.5.5 Second Draft Housing Element Public Outreach

Special City Council Meeting. Based on the comments received from HCD and members of the public, on February 8, 2022, the La Cañada Flintridge City Council held a Special City Council meeting, noticed to the public in the usual manner, to discuss revisions to the Sites Inventory, and other aspects of the Housing Element.

Meeting with Industry Professionals. City officials met with a Real Estate and Development professional on February 18, 2022, to discuss sites within the City they thought would be suitable for higher density residential.

Planning Commission Workshop. On March 10, 2022, at a regular meeting of the Planning Commission, an agenda item was included to discuss the draft Housing Element and Sites Inventory. Staff reported on the results of inquiries to add additional sites to the Sites Inventory that had been suggested at the Special City Council meeting described above. Explanations were provided for why certain parcels were added and others removed from the Sites Inventory. The public was given additional opportunity to provide input into the process.

Joint City Council/Planning Commission Workshop. On April 5, 2022, a Joint City Council/Planning Commission Workshop was held to provide the public an additional opportunity to provide input regarding the Housing Element update, and to discuss how to approach the next steps in updating the Sites Inventory and Housing Element. The Joint Workshop was noticed to the public in the usual manner. At that meeting, direction was given to City staff to retain the services of an outside consultant to conduct a pro forma analysis to evaluate realistic densities and development standards necessary to allow for housing development projects (including those for lower and moderate income residents) given the City's high property values. In addition, a Joint Subcommittee was formed consisting of two Planning Commissioners and two City Councilmembers, to oversee the completion and adoption of the Housing Element update.

Regional Housing Needs Assessment (RHNA) video. The Joint Subcommittee first met on April 13, 2022 and continued to meet either weekly or biweekly basis overseeing the City's update to the second draft Housing Element. At the Subcommittee's direction, a public relations firm was retained to prepare a video explaining the RHNA process in Southern California and how it affects the City.

The video was first made available on the City's website on June 21, 2022, and then it was posted to the City's Facebook page. The video remains on the City's website. As of early August, the video had more than 6000 views accessed from the City's Facebook page.

Direct Contact with Property Owners. Also at the Subcommittee's direction, two letters were sent out to all the commercial property owners and all Faith-based organizations in the City (those with land that could accommodate housing) along the City's primary commercial corridor, which is Foothill Boulevard, and one along Oak Grove Drive, just south of Foothill Boulevard. The first was sent on June 30, 2022, providing proposed density adjustment information and requesting a response from the letter recipient if interested in being on the Sites Inventory.

The second letter was sent on July 14, 2022 to the same group of commercial property owners and Faith-based organizations informing them that the City is considering changes to the Zoning Code and Downtown Village Specific Plan (DVSP) that would allow commercial properties to have the option to develop with multi-family residential or mixed use and allow religious organizations to partner with developers to provide housing on their parcels. The letter explained that since the first letter was sent, the City Council held a discussion and gathered public feedback on the proposed density of multifamily housing. Based on an economic analysis conducted by Michael Baker International (MBI), the City Council and Housing Element Subcommittee directed that a minimum density of 25 dwelling units per acre (du/ac.), with a top density yet to be determined (*and subsequently determined the top density to be 30 du/ac.*), be utilized when looking to rezone properties to accommodate the City's fair share of housing, as allocated by the State and the Southern California Association of Governments. The letter further explained that this would expand the flexibility for properties that meet certain criteria to build residential or mixed use projects once rezoned and potentially increase the value of the property. A copy of each letter can be found in Appendix A, and a copy of the final report from MBI is included in Appendix E.

As a result of the letters discussed above, approximately 40 property owners replied to the City expressing interest in having their future options for their property expanded or requesting additional information. Responses from property owners is included as one of the criteria for why certain sites are included on the Sites Inventory.

Sites Inventory Published. In an effort to gather additional public input regarding the Sites Inventory, the City posted the revised Sites Inventory on the City's website from July 20 – July 29, 2022. Although the comment period was to be concluded July 29, 2022, the Sites Inventory remained posted on the City's website for an additional three weeks, and public comment was still accepted. Comments received as part of the Sites Inventory review are found in Appendix A.

9.1.5.6 Adoption Hearings

Second Draft of Housing Element Posted. In advance of the Planning Commission meeting to discuss the revised Housing Element, the draft was posted on the City's website on August 19, 2022. The draft remained on the City's website throughout the public hearing process, and remains on the City's website. The Planning Commission hearing was noticed to the public in the usual manner.

Planning Commission Recommendation. The Planning Commission reviewed the updated Housing Element at its August 25, 2022 meeting, heard public comment, and recommended that City Council adopt the proposed resolution, recommending that the City Council adopt General Plan Amendment (PLAN-2022-0003) for the 2021-2029 Housing Element.

City Council Special Meeting, September 12, 2022. The City Council considered the updated Housing Element at its September 12, 2022 meeting. Approximately 47 members of the public commented on the Housing Element during the public hearing. A combination of City Council and Subcommittee input at a follow-up session after the September 12, 2022 meeting provided direction to staff and the consultant for changes to the Sites Inventory and Housing Element document. The September 12, 2022 City Council public hearing was continued to the October 4, 2022, regular City Council meeting to allow identified amendments to tables, maps and the Affirmatively Furthering Fair Housing (AFFH) analysis be incorporated into a revised second draft of the Housing Element. The revisions to the Housing Element made as a result of the City Council direction on September 12, 2022 were posted to the City's website on September 30, 2022 and notification of availability of the revised second draft was emailed, including a link, to all individuals and organizations that have previously requested notices relating to the City's housing element at least seven days before submitting the draft revision to HCD.

City Council Meeting, October 4, 2022. The City Council considered the updated Housing Element at its October 4, 2022 hearing, and adopted the 6th Cycle Final Housing Element. Seven members of the public commented on the Housing Element during the public hearing.

Submit Adopted Housing Element to HCD. Following adoption of the Final Housing Element by the City Council, the City submitted the adopted Housing Element for HCD review and certification on October 7, 2022.

9.1.5.7 Summary of Public Comments and City Responses

Throughout the update process, public participation has been solicited and feedback submitted regarding the first and second draft Housing Element and second draft sites inventory.

Topics raised in public comments include but are not limited to support for draft housing element; interest or support for zone changes to higher density housing and mixed use; concern about state housing plan requirements; opposition to proposed densities; support for sites on inventory; opposition to sites on inventory; support for accessory dwelling units (ADUs); and concerns about negative impacts to community character and traffic. A considerable number of comments were received regarding an application for a previous project that is not active. Copies of public comments received may be found in Appendix A.

To respond to public comments, the city provided details from the draft plan or other explanations, or revised the draft housing element. For example, when concerns were raised about certain sites on the inventory, responses explain which sites were removed because they lacked significant justification for reuse or are under state or federal ownership. Other sites identified in comments were added or retained based on the following criteria: a) developer or property owner interest to redevelop site; b) underutilized site ($ILR < 1.0$); c) buildings that are older than 30 years; d) antiquated commercial uses with significant surface parking; e) vacant lot or parking lot with minimal existing site improvements; f) underutilized parking lot supporting low intensity development; and g) existing use retained and institution would add residential units.

With regards to density concerns, the responses explain that according to state law, the city must allow at least 20 units per acre for low income housing. Additionally, the responses share that the City retained a consultant, Michael Baker International (MBI), who prepared a Market Feasibility Analysis that is presented in Appendix E and recommended establishing a base density of 25 dwelling units per acre for high density housing. The proposed changes in density provide an opportunity to create an appropriate transition of density and land uses along the Foothill Boulevard/transit corridor which is the City's commercial spine.

Responses provide details about ADUs and references to Program 8 that will facilitate the development of ADUs, in accordance with state law. Concerns about negative impacts to community character and traffic were also noted.

Please refer to Appendix F for a summary of Public Comments by comment ID number and City responses to each comment.

9.2 Community Profile

City of La Cañada Flintridge

Encompassing approximately 8.6 square miles, La Cañada Flintridge is an attractive, suburban community situated at the base of the San Gabriel Mountains, 18 miles northeast of downtown Los Angeles. Located along the 210 Freeway (I-210) and Angeles Crest Highway, the community is bordered by the Angeles National Forest to the north and the nearby cities of Pasadena to the east, Glendale to the south, and the unincorporated County communities of La Crescenta and Montrose on the west. Characterized by semi-rural neighborhoods and carefully maintained homes, La Cañada Flintridge is home to approximately 20,261 residents. Although not incorporated until 1976, the community was largely established by this time as two distinct residential communities of La Cañada and Flintridge. These areas experienced the majority of development before the 1960s, with the subdivision of ranchland to create large lot estate and single-family homes in the early part of the century. Rapid development that characterized much of the surrounding region was largely precluded in La Cañada Flintridge due to the area's steeply sloping hillsides and limited water and sewer infrastructure.

Today the community is largely built-out. The city saw a slight increase of approximately 21 dwelling units between 2013 and 2020. While housing stock is relatively stable, the city has experienced changes in its population characteristics, which impacts housing needs. For example, while the city's population grew by only 1.1 percent between 2010 and 2020, it has seen a considerable increase in its Asian population, growing from 26 percent to 31 percent between 2010 and 2019.

The age distribution in the community has also shifted over the period. Between 2010 and 2019, the median age in the community decreased slightly from 45.9 to 45.1 years. In 2010 seniors 55 years and over accounted for 31 percent of the population, with this proportion increasing to 35 percent between 2010 and 2019 as persons in their 50s and early 60s aged in place. The city currently lacks housing options tailored for seniors.

La Cañada Flintridge's excellent public and private schools, attractive neighborhoods, and high quality homes are attributes that attract many potential homebuyers and renters, resulting in a housing market in high demand. Home prices in La Cañada Flintridge are significantly higher than those in most surrounding communities, with the typical sales price as of July 30, 2021 for a single-family home in the middle price tier at nearly \$2 million, according to Zillow. According to Zumper, as of August 16, 2021, only three properties were available for rent in the city. One two-bedroom apartment was available for \$2,495/month, and two four-bedroom single-family homes were offered for rent at \$7,000/month and \$9500/month. In addition, land, environmental, and

infrastructure constraints combine to keep land prices high, and housing growth has not occurred aside from the construction of accessory dwelling units on single-family parcels.

The City's 2021-2029 Housing Element will address the community's regional share of housing growth through a variety of means, including mixed use and senior housing in the downtown area and other sites along Foothill Boulevard, single-family infill, and provisions for accessory dwelling units (outside of the 15 city neighborhoods with a single-point of access and egress).

Data Sources

This section utilizes a variety of sources to compile the most updated data, to the extent feasible. Data sources include: Decennial Census; American Community Surveys (ACS); SCAG projections and forecasts; State Employment Development Department employment and wage data; State Department of Finance estimates; Home Mortgage Disclosure Act (HMDA) data on mortgage financing; and Corelogic home sales data; among others. (Note: Because multiple sources were used to prepare the Community Profile, at times the data is not completely consistent.)

The ACS, the Census Bureau's annual sample survey, is designed to provide more detailed information about a community. Depending on the size of the community, ACS may collect annual estimates, three-year estimates, or five-year estimates. Given La Cañada Flintridge's population over 20,000, ACS surveys the city at least once every five years. The majority of variables used in this Housing Element are obtained from the 2014 – 2019 five-year estimates. Sources are denoted below each table.

9.2.1 Population Characteristics

Understanding the characteristics of a population is vital in the process of planning for the future needs of a community. Issues such as population growth or decline, race/ethnicity, age, and employment trends are factors that combine to influence the type of housing needed and the ability to afford housing. The following section describes and analyzes the various population characteristics and trends that affect housing needs.

9.2.1.1 Population Growth

Prior to its incorporation in 1976, the La Cañada Flintridge area was already fully developed and well established as two County areas: La Cañada to the north and Flintridge to the south. In the 1920s, developers began to subdivide the land and attract buyers. The largest subdivisions included Alta Canyada, developed by Edwin T. Earl (inventor of the refrigerated fruit railroad car); Descanso/Central

La Cañada, carved out of the Lanterman family holdings; and Flintridge, laid out by U.S. Senator Frank P. Flint.

During the regional building boom years of the late 1940s and early 1950s, limited new growth in La Cañada Flintridge was the result of insufficient water supply and water rights, which translated into Los Angeles County's 1948 Zoning Code provisions. Although the Foothill Municipal Water District was annexed to the Los Angeles Metropolitan Water District in 1953, major land development patterns were already established in the city by this time. Further growth in the region through the 1950s and 1960s was frequently driven by the accessibility of freeways; however, in La Cañada Flintridge, the Glendale Freeway (SR-2) and the I-210 were not completed through the city until the early 1970s.

Today, La Cañada Flintridge is largely built-out and the City's adopted policy is to retain the community's natural hillsides and semi-rural character. In addition, the presence of environmental and infrastructure constraints (e.g., hillside topography, wildfire hazards, lack of public sanitary sewers or acceptable percolation rates for septic) on the few remaining vacant parcels in the city precludes extensive development. The population of the city has been relatively stable since 1980 with only minor fluctuations.

Table HE-1 shows population growth in La Cañada Flintridge and other cities in the region between 2010 and 2020. As shown in the table, the city's population increased by only 15 persons between 2010 and 2020, whereas other nearby cities experienced modest growth.

Table HE-1. Regional Population Growth

City	2010	2020	Change (2010–2020)	
Los Angeles	3,792,621	4,010,684	218,063	5.7%
Glendale	191,719	205,331	13,612	7.1%
Pasadena	137,122	144,842	7,720	5.6%
La Cañada Flintridge	20,246	20,261	15	0%

Sources: U.S. Census Bureau. (2010). American Community Survey 2014-2019 estimates.

9.2.1.2 Age Characteristics

Demand for housing is often affected by the age composition of a community. Different age groups demand certain types of housing that correspond to different circumstances and ability to afford housing. Traditionally, young adults prefer affordable apartments, condominiums, and small single-family units. Middle aged adults typically prefer larger homes as they raise families. As circumstances change and children leave home, older adults often trade in their larger homes for smaller, moderately priced condominiums and smaller

single-family units. As seniors continue to age, many require housing with supportive services to assist in activities of daily living.

Table HE-2 illustrates the city population by age group. The data shows modest reduction in the numbers of children between 0 - 19, and a slight increase in the population of people between 20 and 34 and over. Most striking are the changes in the 55+ age groups from 2010 to 2019, which increased substantially over this time period, while the number of people in the 35-54 age groups decreased. The data suggests that as the middle-aged population ages, it is not being replaced by younger residents. One explanation could be that younger people are being priced out of housing in the city, and that even young people born in La Cañada Flintridge are not able to remain once they reach adulthood, consistent with the comments made by stakeholders during the community outreach meetings.

Table HE-2. Age Characteristics

Age Group	2010		2019	
	Number	Percent	Number	Percent
0–14	3,965	19.6	3,831	18.9
15–19	1,852	9.1	1,809	8.9
20–24	861	4.3	952	4.7
25–34	1,021	5.0	1,523	7.5
35–44	2,136	10.6	1,978	9.8
45–54	4,039	19.9	3,086	15.2
55–64	3,185	15.7	3,314	16.4
65–74	1,695	8.4	2,280	11.3
75–84	1,068	5.3	928	4.6
85+	424	2.1	560	2.8
Total	20,246	100.0	20,261	100.0
Under 65	17,059	84.3	16,493	81.4
Over 65	3,187	15.7	3,768	18.6

Sources: U.S. Census Bureau. (2010). American Community Survey 2014-2019 estimates.

9.2.1.3 Race and Ethnicity

Race and ethnicity of the population are important factors for an analysis of housing needs and conditions for several reasons. A community's racial and ethnic composition may have implications for housing needs to the extent that different groups have different household characteristics, income levels, and cultural backgrounds that may affect their housing needs and preferences. Different racial and ethnic groups differ in their attitudes toward and/or tolerance for "housing problems" as defined by the federal Department of

Housing and Urban Development (HUD), including overcrowding and housing cost burden. A household/person is considered to be experiencing a cost burden if it spends more than 30 percent of its gross income on housing. Perceptions regarding housing density and overcrowding, as well as the cultural practices of living with extended families, tend to vary among racial and ethnic groups.

Table HE-3 shows that the city's primary ethnicities are persons of White and Asian origins. Combined, the White and Asian populations account for over 90 percent of the population in La Cañada Flintridge. According to the 2019 American Community Survey 5-year estimates, persons who categorized themselves as Hispanic represent 10 percent of La Cañada Flintridge's population, compared to over 48 percent of the population in Los Angeles County as a whole. In general, Hispanic and Asian/Pacific Islander households exhibit a greater propensity for living in extended families or other household arrangements than the White population. Communities with larger proportions of Hispanic and Asian households tend to have larger average household sizes. The Pew Research Center reported that multigenerational households – defined as "including two or more adult generations or including grandparents and grandchildren younger than 25" – were more likely in Asian and Hispanic households than white households.¹

Table HE-3. Race and Ethnicity

Category	La Cañada Flintridge		Los Angeles County
	Number	Percent	Percent
White	12,224	60.3	52.1
Black	154	0.8	8.1
American Indian	0	0.0	0.8
Asian	6,302	31.1	14.7
Native Hawaiian/Other	374	1.8	20.2
Two or More Races	1,207	6.0	4.1
Total	20,261	100.0	100.0
Hispanic Origin ¹	2,029	10.0	48.6

¹ Of any race.

Source: American Community Survey 2014-2019 estimates.

¹ Pew Research Center. (April 15, 2018). A record 64 million Americans live in multigenerational households. <https://www.pewresearch.org/fact-tank/2018/04/05/a-record-64-million-americans-live-in-multigenerational-households/>

9.2.1.4 Economic Characteristics

Employment has an important impact on housing needs. Incomes associated with different jobs and the number of workers in a household determine the type and size of housing a household can afford. In some cases, the types of jobs themselves can affect housing needs and demand (such as communities with military installations, college campuses, and large amounts of seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts.

Between 2010 and 2018, the two largest occupational categories for city residents were Management, Business, Science and Arts; and Sales and Office occupations, making up 90% of the civilian employed population over age 16. Table HE-4 shows the largest employment sectors were:

- Education & Social Services
- Professional Services
- Information/Finance

Jobs in these fields often require specialized knowledge and, in many cases, advanced degrees. Some examples may include lawyers, engineers, accountants, and research and development professionals.

Table HE-4. Employment by Industry

Industry	Number	Percent
Agriculture	23	0.3
Construction/Manufacturing	569	6.3
Wholesale/Retail Trade	1,071	11.8
Transportation	216	2.4
Information/Finance	1,596	17.6
Professional Services	1,820	20.1
Education & Social Services	2,700	29.8
Arts/Entertainment/Recreation	507	5.6
Other	274	3.0
Public Administration	292	3.2
Total Employed	9,068	100.0

Source: American Community Survey 2014-2019 5-year estimates

Wages reported by the California Department of Employment Development show that the average salary in the Los Angeles Metropolitan area was \$62,006 in 2020 (see Table HE-5). Of the employed residents in La Cañada Flintridge, more

than 30 percent worked in the education and social services industries. The average salaries for these occupations ranged from \$71,575 for education to \$61,628 for social service occupations. Health care practitioners earned an average of \$100,721, while healthcare support services employees earned an average salary of \$34,776.

Approximately 20 percent of the population worked in professional services. These are higher paying industries with salaries averaging \$136,326 for management and \$93,101 for all science occupations. Professional occupations also include legal, computer and mathematical, and architecture and engineering professions, which earned average salaries ranging from \$102,452 to \$132,857.

Table HE-5. Occupational Wages, Los Angeles–Long Beach Metropolitan Statistical Area

Occupations	Average Salary
Management	\$136,326
Legal	\$132,857
Architecture and engineering	\$103,804
Computer and mathematical	\$102,452
Healthcare practitioners and technical	\$100,721
Life, physical, and social science	\$93,101
Art, design, entertainment, sports, and media	\$88,286
Business and financial operations	\$85,015
Educational instruction and library	\$71,575
Protective service	\$63,864
<i>Mean</i>	<i>\$62,006</i>
Construction and extraction	\$61,850
Community and social service	\$61,628
Installation, maintenance, and repair	\$57,329
Sales	\$48,351
Office and administrative support	\$46,703
Transportation and material moving	\$42,940
Production	\$40,879
Buildings and grounds cleaning and maintenance	\$38,450
Personal care and service	\$37,086
Farming, fishing, and forestry	\$36,516
Healthcare support	\$34,776
Food preparation and serving	\$32,238

Source: California Employment Development Department (EDD) Occupational Employment and Wage Data, 2020 - 1st Quarter.

9.2.2 Household Characteristics

The Census defines a household as “all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood and unrelated individuals living together.” Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Household type and size, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents, their preferences, and their ability to obtain housing that meets their needs. This section details the various household characteristics affecting housing needs.

9.2.2.1 Household Type and Size

Households are constantly changing form. Even in periods of static population growth, household characteristics are subject to change as adult children leave home, divorces occur, and the population ages. As shown in Table HE-6, there were a total of 6,423 households in the city in 2019, a decrease of 6.2 percent from 2010.

The number of households in Los Angeles County has been increasing at a stable and higher rate than the city’s number of households since 2010. Households increased in Los Angeles County by nearly 2.3 percent, or an average of 0.25 percent annually.

Table HE-6. Household Trends

Year	Number	Change	% Change	Average Annual % Change
City of La Cañada Flintridge				
2010	6,849			
2019	6,423	-426	-6.2	-0.7
Los Angeles County				
2010	3,241,204			
2019	3,316,795	75,591	2.3	0.25

Sources: U.S. Census Bureau. (2010). American Community Survey 2014-2019 estimates.

Household size is a significant factor in housing demand. Often, household size can be used to predict the unit size that a household will select. As shown in Table HE-7, households containing two persons represented the largest single share of owner-occupied households in the city (32%) in 2019, followed by four-person households (27%). In renter-occupied households, four-person households were the largest share (27%), followed by single-person households (24%).

When compared to the SCAG region overall, La Cañada Flintridge has a lower share of single-person households (14% vs. 23.4%) and a lower share of 7+ person households (0.6% vs. 3.1%). Household size trends combined with the city's age trends suggest that there may be a larger proportion of households with older adults living as couples, and families with young children in the city. The average household size in La Cañada Flintridge is larger than the average in Los Angeles County and most surrounding communities (Table HE-8).

Table HE-7. Household Size

Household Size (Persons)	Owner-Households		Renter-Households	
	Number	Percent	Number	Percent
1	721	12.4	141	24.0
2	1,837	31.5	122	20.7
3	964	16.5	100	17.0
4	1,563	26.8	159	27.0
5	555	9.5	62	10.5
6	160	2.7	4	0.7
7+	35	0.6	0	0.0
Total	5,835	100.0	588	100.0
Avg. Household Size		3.17*		2.93

Source: American Community Survey 2014-2019 estimates.

Table HE-8. Average Persons per Household

Jurisdiction	2020 Average Household Size
La Cañada Flintridge	3.15*
Burbank	2.47
Pasadena	2.45
South Pasadena	2.60
Glendale	2.66
Los Angeles County	2.99

Source: American Community Survey 2014-2019 estimates.

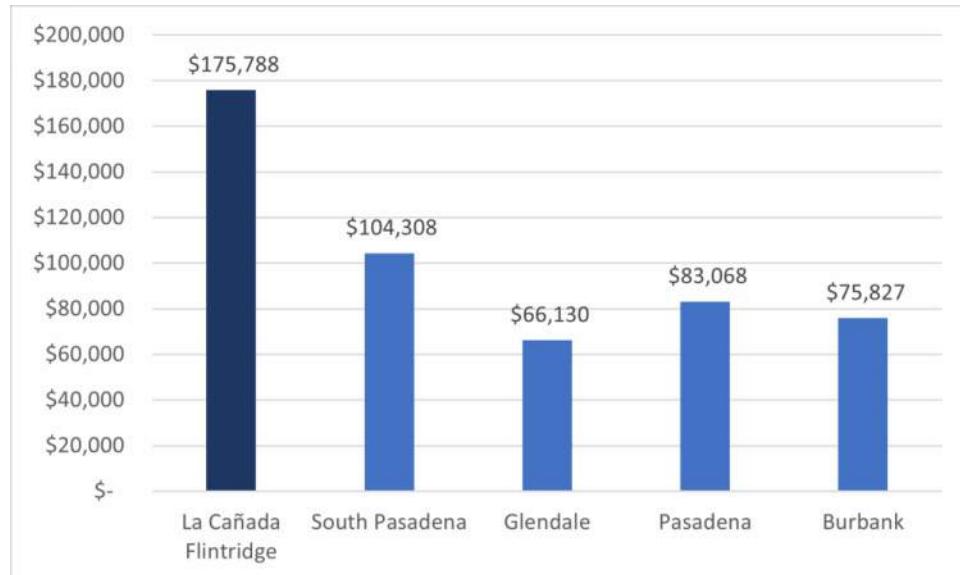
*Note: A slight discrepancy in the data reported accounts for the difference in persons/household.

9.2.2.2 Household Income

Household income is an indication of wealth in a community and therefore is directly connected to the ability to afford housing. As household income increases, the more likely that household is to own a home. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of households occupying unsound and overcrowded housing increases.

Household income data for La Cañada Flintridge is available from the American Community Survey (2019 5-year estimates). Figure HE-1 shows that La Cañada Flintridge's median household income, which is \$175,788, is significantly higher than the median incomes of all neighboring communities. It is \$70,000 more than the next-highest community of South Pasadena, and more than twice the Los Angeles County median income of \$68,044 per household for the same period. In 2019, over 40 percent of city households were estimated to have incomes of \$200,000 or more, constituting the largest income group in the community (Table HE-9).

Figure HE-1. Median Household Income Comparison



Source: American Community Survey 2014-2019 estimates.

Table HE-9. Household Income

Income Range	2019	
	Number	Percent
Less than \$10,000	128	2.0
\$10,000 to \$14,999	77	1.2
\$15,000 to \$24,999	231	3.6
\$25,000 to \$34,999	186	2.9
\$35,000 to \$49,999	218	3.4
\$50,000 to \$74,999	482	7.5
\$75,000 to \$99,999	475	7.4
\$100,000 to \$149,999	976	15.2
\$150,000 to \$199,999	829	12.9
\$200,000 or more	2,820	43.9
Total	6,423	100.0
Median Income	\$175,788	

Source: American Community Survey 2014-2019 estimates.

9.2.2.3 Households by Income Group

For purposes of the Housing Element, the State of California has established five income groups based on income limits provided by the Department of Housing and Community Development (HCD). The established standard income groups are generally defined as follows:

- **Extremely low income:** households earning 0 to 30 percent of the Area Median Income (AMI) of the County of Los Angeles;
- **Very low income:** households earning between 30 and 50 percent of the AMI;
- **Low income:** households earning between 50 percent and 80 percent of the AMI;
- **Moderate income:** households earning between 80 percent and 120 percent of the AMI; and
- **Above moderate income:** households earning over 120 percent of the AMI.

For a household of four in Los Angeles County, the AMI for 2020 was \$77,300. Table HE-10 is based on the estimated household income for La Cañada Flintridge for 2013-2017. The proportions of extremely low, very low, and low income groups comprised approximately 15 percent of city households.

Approximately 77 percent of households in the city are classified as above moderate income.

Table HE-10. Households by Income Groups

Income Group	% of County Median	Income Range (\$) ¹	% of Households ²	# of Households ²
Extremely low	0–30	\$23,700-\$36,550	4.5%	289
Very low	30–50	\$39,450-\$60,850	4.5%	289
Low	50–80	\$63,100-\$97,350	6.4%	411
Moderate	80–120	\$64,900-\$100,150	7.4%	475
Above moderate	>120		77.2%	4,959

Notes:

1. Income range based on 1 to 5 person households for 2020.
2. Income distribution is based on SCAG RHN Methodology (2013-2017 ACS) data.

Sources: SCAG RHN Methodology, 2020; HCD Income Limits - Los Angeles County, 2020.

9.2.3 Housing Problems

9.2.3.1 Cost Burden

Measuring the portion of a household's gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of "overpayers": households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies use cost burden/overpayment indicators to determine the extent and level of funding and support that should be allocated to a community.

State and federal programs typically define overpayers as those paying over 30 percent of household income for housing costs. For this evaluation, household income is based on HUD Area Median Family Income (HAMFI), which is estimated annually for each metropolitan area using data from the American Community Survey (Median Family Income in the Past 12 Months). A household is considered to be experiencing a cost burden if it spends more than 30 percent of its gross income on housing and experiencing a severe cost burden if it spends more than 50 percent of its gross income on housing.

Table HE-11 shows that 34.88 percent of La Cañada Flintridge households were overpaying for housing during the period 2013-2017. The percentage of households overpaying was significantly higher for lower-income households compared to those with higher incomes. Nearly 90 percent of households in the lowest income category (0-30 percent of HAMFI) were overpaying for housing,

compared to less than 25 percent of households in the highest income category (over 100 percent of HAMFI).

Table HE-11. Households With Cost Burden

Household Income	Percent of Overpaying Households		
	Total Renters	Total Owners	Total Households
0-30% HAMFI	100.00%	87.72%	88.71%
31-50% HAMFI	61.90%	71.01%	68.89%
51-80% HAMFI	64.58%	58.62%	61.32%
81-100% HAMFI	28.57%	63.04%	58.49%
>100% HAMFI	28.99%	24.09%	24.43%
Total households	47.65%	33.22%	34.88%

Source: HUD CHAS Data (2013-2017 ACS), 2020.
HAMFI = HUD Area Median Family Income.
Cost Burden = Paying over 30% of HH income in housing costs

Table HE-12 shows household spending on housing costs as a percent of income. As shown in the table, even though households with the lowest incomes make up only small portion of overall households in the City, a disproportionate number of them (214 households out of 264 total in the lowest income category) spend more than half their income on housing.

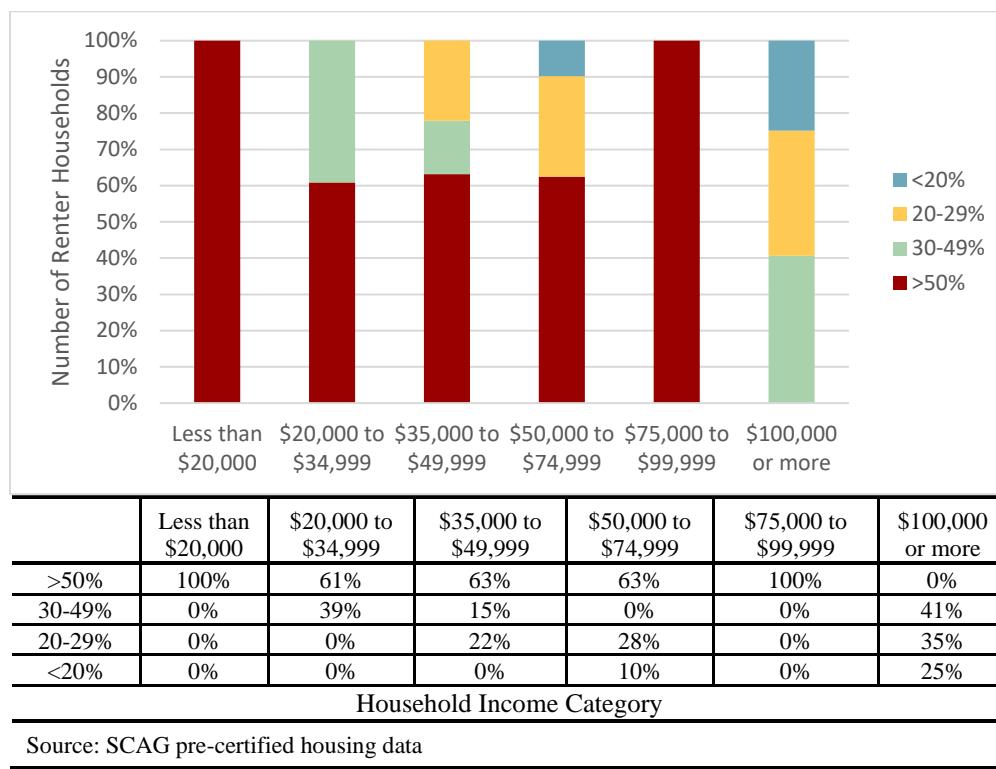
Table HE-12. Share of Income Spent on Housing

Income	Households by Share of Income Spent on Housing Cost:		
	< 30%	30-50%	> 50%
< 30% HAMFI	20	30	214
30-50% HAMFI	168	85	355
50-80% HAMFI	154	90	184
80-100% HAMFI	119	44	95
> 100% HAMFI	3,865	814	330
Total Households	4,326	1,063	1,178

Source: SCAG pre-certified housing data

Table HE-13 shows household spending on rent as a percent of income. As shown in the table, all households with the lowest incomes (less than \$20,000/year) spend more than 50 percent of their income on rent. While in general the percent of household income spent on rent decreases, all households that make between \$75,000 and \$99,999 annually also spend more than 50 percent of their income on rent. Households in the highest income category (\$100,000 or more) make up the largest percentage of households in the City, and also spend the lower proportion of their income on rent.

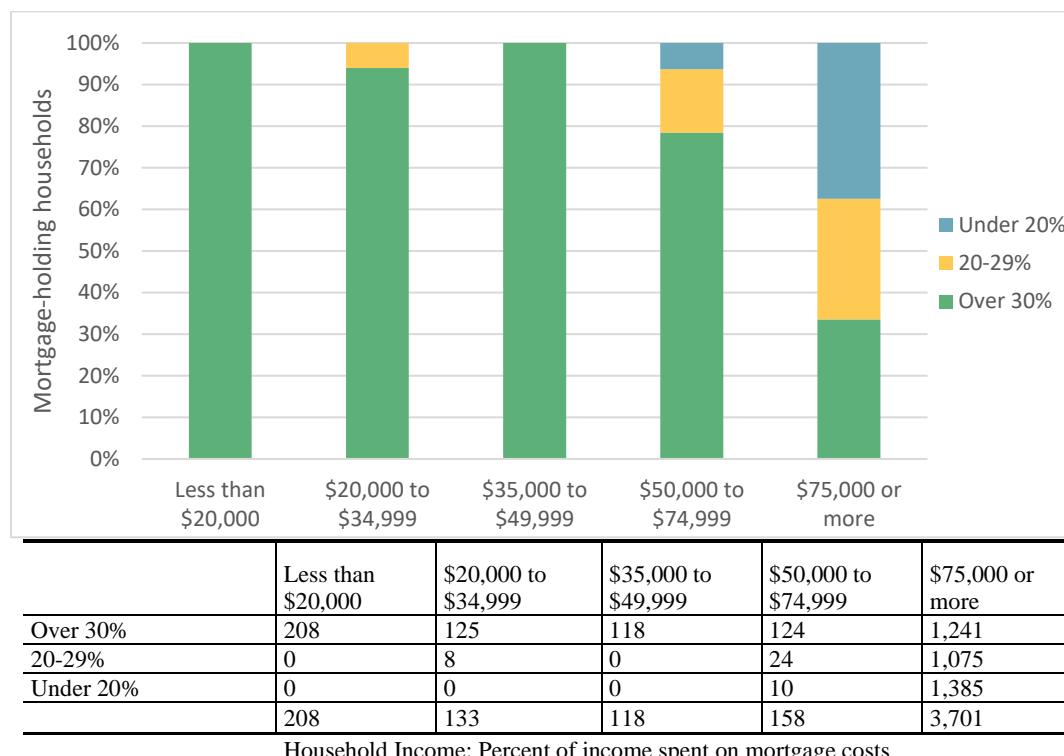
Table HE-13. Share of Income Spent on Rent



Source: SCAG pre-certified housing data

Table HE-14 shows spending on mortgage costs by income level. All households with the lowest income levels (less than \$20,000/year) spend over 30 percent of their income on mortgage costs, as do all households with annual incomes between \$35,000 and \$49,000. While a large number of households at higher income levels spend over 30 percent of their income on mortgage costs, spending on mortgage costs as a percent of household income decreases as household income increases.

Table HE-14. Share of Income Spent on Mortgage Costs



Source: SCAG pre-certified housing data

9.2.3.2 Overcrowding

Overcrowding is defined by state law as having more than one person per room in a single housing unit. Generally, a room is defined as a living room, dining room, bedroom, or finished recreation room; bathrooms and kitchens are not considered. There were a total of 59 overcrowded households in La Cañada Flintridge in 2019, all of which were owner-occupied (Table HE-15).

Table HE-15. Overcrowded Households

Persons per Room	Renter-Households	Owner-Households	Total Households
1.01-1.50	0	50	50
1.51+	0	9	9
Total Households	0	59	59

Source: American Community Survey 2014-2019 estimates.

9.2.4 Special Needs Groups

Certain segments of the population require special needs for housing. These special needs groups include seniors, disabled, female-headed households with

children, large households, farmworkers, and the homeless. Often, these are low income households who have limited access to housing choices.

Table HE-16 shows the presence of special needs populations in La Cañada Flintridge. Senior-headed households (34.3%) were the largest special needs group in the City, followed by persons aged 65 and older (18.7%) and large households (12.7%). The specifics of special needs groups will be explored in the following discussions.

Table HE-16. Special Needs Populations

Special Needs Group	# of Persons or Households	# of Owners	# of Renters	% of Total Households or Persons
Persons 65+	3,768	—	—	18.7
Senior-headed households	2207	2073 (94%)	134 (6%)	34.3
Seniors living alone	662	552 (83%)	110 (17%)	10.3
Persons with Disabilities	1,118	—	—	5.5
Large households	816	750 (92%)	66 (8%)	12.7
Female-headed households with children	221	--	--	3.4
Farmworkers	33	--	--	0.2
Extremely low income households	289		0	4.5
Homeless	2	--	--	0

Source: American Community Survey 2014-2019 estimates.

9.2.4.1 Seniors

Seniors often age in place, which can result in many seniors living in housing that is too expensive for their fixed incomes or that structurally does not accommodate their specific needs for assistance. Even though seniors may have difficulty living in their own homes, oftentimes they do not have the option or mobility afforded to other segments of the population to relocate to a more suitable housing arrangement. They commonly have to leave their home community and relocate away from family and friends to find a suitable unit. The purpose of this section is to determine the housing needs of the senior community, which is defined as persons aged 65 or over.

As shown in Table HE-17, 3,187 seniors resided in La Cañada Flintridge in 2010, representing 12 percent of the total population. As of 2019 the senior population had risen to 3,768 persons or 18.2 percent of the total population.

Table HE-17. Senior Population

Year	Number of Seniors	Change	% Change	Average Annual % Change
2010	3,187			
2019	3,768	581	15	1.7

Sources: Bureau of the Census, 2010 and 2019.

Table HE-18 shows the number of homes within the City that were occupied by seniors. The 2010 Census estimates that 1,916 households (28 percent) in the city were occupied by seniors and that number grew to 2,207 in 2019, more than a 15% change. In 2010, there were 559 seniors living alone; by 2019, that number rose to 662 seniors. These trends indicate a need for more of a variety of housing options for seniors in the community. This is a need that was identified in the City's Land Use Element (2013), which included specific policies to address the need.

Table HE-18. Senior Household Trends

Year	Number of Senior Occupied Homes	Change	% Change
2009-11	1,916		
2019	2,207	291	15.2

Sources: Bureau of the Census 2009-2011, 2019 American Community Survey

As shown in Table HE-19, only 4.4 percent of seniors in the city were renters in 2010. In Los Angeles County, 36 percent of the senior households rented their housing. The number of senior renters in La Cañada Flintridge increased slightly between 2010 and 2019, where approximately six percent of the senior households in the city were renters.

Senior homeowners are considerably more prevalent in La Cañada Flintridge than renters. Senior homeowners represented 94 percent of all senior households in 2019. Seniors are more inclined to be homeowners because they tend to have lived in the community for an extended period of time and were able to secure homeownership before the price of housing increased over the past several decades.

Table HE-19. Senior Households by Tenure

Senior Occupied Households	2010		2019	
	Number	Percent	Number	Percent
Owner	1,832	95.6	2,073	93.9
Renter	85	4.4	134	6.1

Sources: U.S. Census Bureau. (2010), American Community Survey 2014-2019 estimates.

9.2.4.2 Persons with Disabilities

Persons with disabilities include those who are physically, mentally, and/or developmentally disabled. Each type is unique and requires specific attention in terms of access to housing, employment, social services, and medical services. Both physical and mental disabilities can hinder access to traditional housing facilities and the ability to earn adequate income. Disabled individuals have particular housing needs in terms of location and design requirements. For example, physically disabled individuals may require special housing design features, such as wheelchair ramps, holding bars, special bathroom designs, wider rooms, and other features. Similar to older adults, persons with disabilities also have special housing needs in terms of location, and often need to be located near public facilities and alternative transportation services.

The ACS estimates that 2,879 residents (14.1 percent of the population) in La Cañada Flintridge had one or more disabilities in 2019. The majority of the city's disabled population is comprised of seniors with self-care and independent living difficulties (Table HE-20). Two residential care facilities in the city provide 12 beds for elderly care.

Table HE-20. Disability Status

Type of Disability	Population with Disabilities			
	Age 5–17	Age 18–64	Age 65+	Total %
Hearing	0	152	300	15.7
Vision	0	59	159	7.6
Cognitive	59	159	242	16.0
Ambulatory	8	192	557	26.3
Self-Care	32	76	262	12.9
Independent Living	0	172	450	21.6
Total Disabled Persons	99	810	1,970	2,879

Note: A person can have multiple disabilities.

Source: American Community Survey 2014-2019 estimates.

A recent change in state law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by state law, “developmental disability” means a severe, chronic disability of an individual that:

- is attributable to a mental or physical impairment or combination of mental and physical impairments;
- is manifested before the individual attains age 18;
- is likely to continue indefinitely;

- results in substantial functional limitations in three or more of the following areas of major life activity: self-care; receptive and expressive language; learning; mobility; self-direction; capacity for independent living; or economic self-sufficiency; and
- reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because many developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Four factors – affordability, design, location, and discrimination – significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features commonly necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops. "Barrier free" housing, accessibility modifications, proximity to services and transit, and group living opportunities are important in serving this group. Incorporating barrier-free design in new multi-family housing is especially important to provide the widest range of choices for the disabled. Housing that applies universal design principles² is considered barrier free and accessible to persons of a wide range of abilities/disabilities.

State and federal legislation mandate that a specified portion of units in new or rehabilitated multi-family apartment complexes be accessible to individuals with limited mobility.³ The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. The City works with applicants who need special accommodations

² The seven principles of universal design are: Equitable Use; Flexibility in Use; Simple and Intuitive Use; Perceptible Information; Tolerance for Error; Low Physical Effort; and Size and Space for Approach and Use.

³ The State of California regulates accessibility through Title 24 of the California Building Standards Code and federal Americans with Disabilities Act mandate residential accessibility requirements.

in their homes to ensure that application of zoning and building code requirements does not create a constraint. In 2014, the City adopted a formal procedure for review and approval of reasonable accommodation requests (Ordinance 419 § 39).

9.2.4.3 Large Households

Large households are defined as households consisting of five or more persons. Generally speaking, the needs of large households are not targeted in the housing market, especially in the multi-family housing market. As shown in Table HE-21, approximately 13 percent or 816 households in La Cañada Flintridge met the definition of large households. Homeowners comprised 92% of the large households in the city, while eight percent are renters. The city has a substantial number of large homes which could accommodate the needs of large households, but it is not known if large households occupy these homes. The County had a slightly larger percentage of large households at 14 percent.

Table HE-21. Household Size by Tenure

Household Size (Persons)	Owner	Renter	Total	Percentage
1	721	141	862	13.4
2	1,837	122	1959	30.5
3	964	100	1064	16.6
4	1,563	159	1722	26.8
5	555	62	617	9.6
6	160	4	164	2.6
7 +	35	0	35	0.5
Total	5,835	588	6,423	100.0

Source: American Community Survey 2014-2019 estimates.

9.2.4.4 Single-Parent Households

Single-parent households, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed families with children are a particularly vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes.

As shown in Table HE-22, a significant portion of single-parent households had a female as the head of the household. The 2010 Census counted 2,738 family households with children under 18 years of age in La Cañada Flintridge. Of these households, 345 or about 7 percent were headed by a single adult, with the majority being headed by females. In 2019 the number of households with

children under 18 years of age decreased slightly to 2,643. Of the households headed by a single adult, the majority continued to be headed by females.

In La Cañada Flintridge, 49 (.7 %) of the female-headed households were living in poverty. In addition, 15 (.2 %) of the female-headed families with children were living in poverty.

Table HE-22. Households with Children

Household Type	2010		2019	
	Number	Percent	Number	Percent
Married couple households	5,029	73.4	4,938	76.9
With children under 18 years old	2,393	47.6	2,363	47.9
With no children	2,636	52.4	2,575	52.1
Female householder*	525	7.7	1,016	15.8
With children under 18 years old	243	46.3	221	21.8
With no children	282	53.7	795	78.2
Male householder*	214	3.1	469	7.3
With children under 18 years old	102	47.7	59	12.6
With no children	112	52.3	410	87.4
Non-family households	1,081	15.8	973	15.1
Total Households	6,849	100.0	6,423	100.0

*No spouse present

Sources: U.S. Census Bureau. (2010), American Community Survey 2014-2019 estimates.

9.2.4.5 Farmworkers

Farmworkers are defined by the Census as “agricultural workers and their supervisors” and represent a very small percentage of the City’s total population. According to the 2014-2018 ACS, 50 persons in the City of La Cañada Flintridge were employed in the agriculture, forestry, fishing, hunting, and mining industry. The La Cañada Flintridge farmworker population accounts for 0.54% of the total employment in the City. The total number of farmworkers for LA County is 3,266, according to the 2017 Census of Agriculture, 2017. Farmworkers generally receive much lower wages than other local occupations. According to the State Employment Development Department, farm workers earned an average annual salary of \$36,516 (Table HE-5). These wages severely limit housing options for farmworkers in Southern California’s expensive housing market. Overcrowding and substandard housing conditions are often the only option.

The USDA Census of Agriculture, 2017, documents the labor arrangements between farmworkers and producers, providing insight into their uncertain

working conditions. As shown on Table HE-23, only 54% of farmworkers reported working over 150 days, or roughly 5 months. Approximately 12% were migrant workers, and 25% were unpaid workers.

Table HE-23. LA County Farmworkers

	Total	Percentage
Farm workers	3266	-
Farm workers by days worked:		
• over 150 days	1749	54%
• less than 150 days	1517	46%
Migrant workers	395	12%
Unpaid workers	822	25%

Source: 2017 Census of Agriculture, USDA.

9.2.4.6 Homeless Population

Factors contributing to the rise in homelessness include high rates of unemployment and underemployment, a lack of housing affordable to low and moderate income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill. Homelessness has long been an issue in Los Angeles County, reflecting high costs of housing in the region. Along with cuts in public funding, lasting impacts of the Great Recession, and recent economic and social impacts related to the COVID-19 pandemic, local communities are increasingly strained in their limited resources to provide assistance to the homeless.

Section 65583(1)(7) mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. “Homelessness” as defined by HUD, describes:

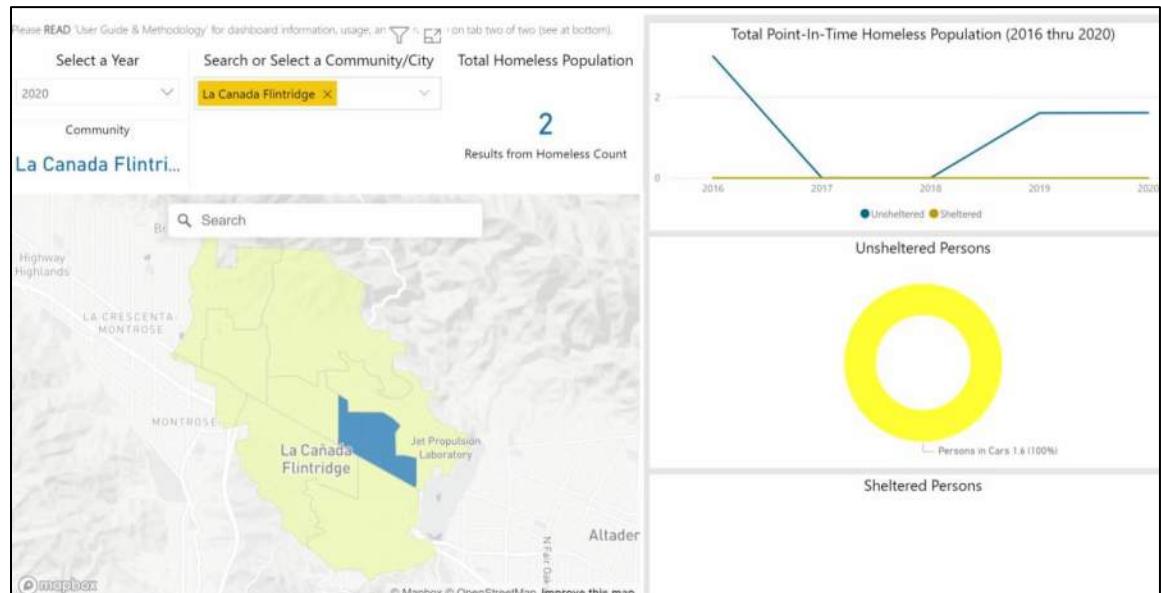
- Individuals/families who lack a fixed, regular, and adequate nighttime residence, including:
 - Place not meant for human habitation;
 - Living in a shelter; or
 - Exiting an institution.

- Individuals/families who will imminently (within 14 days) lose their primary nighttime residence.
- Unaccompanied youth (under 25 years of age) or families with children/youth.
- Individuals/families fleeing or attempting to flee domestic violence.

This definition does not include persons living in substandard housing (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others); persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge); or persons who may be at risk of homelessness (for example, living temporarily with family or friends).

The Los Angeles Homeless Services Authority (LAHSA) is a Joint Powers Authority established in 1993 as an independent agency by the County and the City of Los Angeles. As the lead agency in the Los Angeles Continuum of Care, LAHSA coordinates and manages over \$67 million dollars annually in federal, state, County, and city funds for homeless services across Los Angeles County. LAHSA also performs policy and planning research and analysis, with the goal of supporting, creating, and sustaining solutions to homelessness. In January 2020, LAHSA conducted the annual Greater Los Angeles Homeless Count. The count showed that there were two people experiencing homelessness in La Cañada Flintridge.

Figure HE-2. 2020 Homeless Count by Community/County



Source: Greater Los Angeles Homeless Count (2020), Los Angeles Homeless Services Authority (LAHSA)

In February 2014, the City amended the Zoning Code to create an emergency shelter overlay zone to provide locations in the city where an emergency shelter

is identified as a permitted use. Given the small number of homeless persons in the city, no homeless shelters or service centers are located in La Cañada Flintridge. Program 15 demonstrates the City's commitment to maintain an emergency shelter ordinance consistent with state law. Table HE-24 provides an inventory of services and facilities located in the area.

Table HE-24. Inventory of Homeless Services and Facilities

Name	Services	Location
Elizabeth House	Residential shelter for pregnant women 18 and older and their children. Also offers classes in parenting, health education, job skills training, and weekly counseling.	760 Santa Barbara St. Pasadena, CA
Union Station Foundation	Operates an intake center, a family center (50 beds), adult center (56 beds), a transitional apartment complex, and a career development program.	825 E. Orange Grove Blvd. Pasadena, CA
Beacon House	Operates the Lowe House Program with 9 beds for single women and women with children and low income families	Pasadena, CA
Hathaway Sycamores Child and Family Services	Youth CES assessments and access center storage is available by appointment.	Pasadena, CA
Hillsides Youth Moving On	Youth CES assessments, shower and laundry facilities are available by appointment only.	Pasadena, CA
Friends in Deed	Drop-in shelter for women that provides shower and laundry facilities, clothing and other services.	Pasadena, CA

Source: Veronica Tam & Associates.

9.2.4.7 Extremely Low-Income Households

The category “extremely low-income households” is a subset of “very low-income households,” and is defined as 30 percent (or less) of the area median income. The housing element must quantify existing and projected extremely low-income households, analyse their housing needs, and assess the kind of housing available and suitable for extremely low-income households, including tenure, rates and trends of overcrowding and overpayment.

Table HE-25 below identifies 438 households in the City that are considered extremely low-income households, or approximately 6.7% of all the households in the City. Of the 438 ELI households, 8 are renter-occupied, and 430 are owner-occupied. Table HE-25 provides information on housing problems by income level for various categories of households in La Cañada Flintridge. These problems include:

- Units with physical defects (lacking complete kitchen or bathroom);

- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

The types of problems experienced by different households vary by income level and tenure. Renters generally experience housing problems at a higher rate than owners, with 50% of all renter households experiencing a housing problem compared to 36% of owner households. Renters also experience a cost burden more than owners. As incomes increase for renters, the percentage of households experiencing any housing problem, including a cost burden, decreases. The same is true for owner households, with 89% of extremely low-income owner households having a housing cost burden (including 76% with a severe cost burden), compared to only 25% of moderate/upper income owner households. Almost all extremely low-income households in La Cañada Flintridge are owner households. Of these, large families generally have high rates of cost burden than other extremely low-income owner households in the City.

Table HE-25. Housing Needs by Income

Household by Type, Income, and Housing Problem	Renters					Owners					Total Households
	Elderly	Small Families	Large Families	All Other Households	Total Renters	Elderly	Small Families	Large Families	All Other Households	Total Owners	
Extremely Low Income (0-30%AMI)	4	0	0	4	8	215	95	35	85	430	438
% with any housing problem	100%	NA	NA	100%	100%	100%	100%	100%	71%	94%	94%
% with cost burden >30%	100%	NA	NA	100%	100%	88%	100%	100%	71%	88%	89%
% with cost burden > 50%	100%	NA	NA	100%	100%	77%	68%	100%	71%	76%	76%
Very Low Income (31-50% AMI)	0	50	0	0	50	165	85	35	10	270	320
% with any housing problem	NA	100%	NA	NA	100%	73%	100%	0%	100%	80%	83%
% with cost burden >30%	NA	100%	NA	NA	100%	73%	112%	0%	100%	83%	86%
% with cost burden > 50%	NA	100%	NA	NA	100%	55%	76%	0%	0%	57%	64%
Low Income (51-80% AMI)	65	105	10	25	205	135	130	25	0	290	495
% with any housing problem	23%	62%	100%	100%	56%	52%	65%	80%	NA	60%	59%
% with cost burden >30%	23%	62%	100%	100%	56%	56%	65%	80%	NA	62%	60%
% with cost burden > 50%	0%	62%	100%	60%	44%	37%	65%	80%	NA	53%	49%
Moderate/Upper Income (>80% AMI)	25	230	65	65	385	1,525	2,655	595	120	4,895	5,280
% with any housing problem	120%	35%	54%	46%	45%	16%	27%	44%	79%	27%	28%
% with cost burden >30%	120%	37%	46%	46%	45%	16%	27%	37%	63%	25%	27%
% with cost burden > 50%	0%	11%	0%	0%	6%	4%	9%	12%	33%	8%	8%
Total Households	94	385	75	94	690	2,040	2965	690	215	,5890	6,580
% with any housing problem	52%	51%	60%	63%	50%	32%	33%	46%	77%	36%	37%
% with cost burden >30%	52%	52%	53%	63%	50%	31%	33%	40%	67%	34%	36%
% with cost burden > 50%	4%	36%	13%	20%	25%	18%	15%	18%	47%	18%	18%

Source: CHAS data book (2014-2018)

Extremely low-income households can also be any of the aforementioned special needs populations and can thus take advantage of the services and facilities (resources) listed for special needs populations. In addition, the City will rely on the non-funding-related actions to encourage affordable and special needs housing production, including housing for extremely low income households, as detailed in Programs 8, 13, 15 and 19.

9.2.5 Housing Stock Characteristics

The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of La Cañada Flintridge to identify how well the current housing stock meets the needs of current and future residents of the city.

9.2.5.1 Housing Growth

La Cañada Flintridge experienced very modest housing growth between 2013 and 2020 (Table HE-26). The housing stock increased by 21 units, from 7,095 to 7,116, representing an increase of .3 percent. This slight increase in the housing stock was in contrast to the 3.7 percent increase experienced by the County, but was comparable to the other nearby cities of South Pasadena and Burbank, where the increase in number of units was also less than 1 percent. Glendale and Pasadena both experienced small increases in the number of housing units in the same time period. La Cañada Flintridge has very little remaining vacant land for development, and majority of vacant parcels are within areas that are constrained by topography.

Table HE-26. Housing Growth

Jurisdiction	2013	2020	2013–2020
			Percent Change
La Cañada Flintridge	7,095	7,116	0.3
South Pasadena	11,125	11,183	0.5
Pasadena	60,314	62,753	4.0
Glendale	76,375	81,019	6.1
Burbank	44,626	44,978	0.8
Los Angeles County	3,463,492	3,590,574	3.7

Sources: State Department of Finance, 2013 and 2020.

9.2.5.2 Housing Type

Providing for a diverse range of housing types is an important consideration in a community. A diverse range of housing types helps ensure that all households in a community, regardless of income level, size, age, and family type, have the ability to find adequate housing that meets their needs.

Table HE-27 shows the composition of La Cañada Flintridge's housing stock by unit type in 2013 and 2020. The composition of the city's housing stock has remained virtually unchanged over the timeframe, with single-family detached homes comprising the majority of the housing stock in La Cañada Flintridge (92 percent). The remaining share of homes in La Cañada Flintridge consists of mobile homes, multi-family units, and single-family attached units, which together accounted for approximately 8 percent of units.

Table HE-27. Housing Unit Types

Housing Type	2013		2020	
	Number of Units	% of Total Units	Number of Units	% of Total Units
Single-Family				
Detached	6,519	91.9	6,537	91.9
Attached	186	2.6	189	2.7
Subtotal	6,705	94.5	6,726	94.6
Multi-Family				
2–4 units	96	1.4	96	1.3
5+ Units	250	3.5	250	3.5
Subtotal	346	4.9	346	4.9
Mobile homes	44	.6	44	0.6
Total units	7,095	100	7,116	100
Vacancy rate		2.4		3.1

Sources: State Department of Finance 2013 and 2020.

9.2.5.3 Housing Availability and Tenure

Household tenure, or the ratio between owner- and renter-occupied households, can be influenced by many factors, such as: housing cost (including interest rates, economics, land supply, and development constraints), housing availability, income, employment structure, and consumer preference. As shown below in Table HE-28, homeowners in La Cañada Flintridge outnumber renters nine-to-one. In comparison to Los Angeles County, the city has a substantially higher proportion of homeownership. In 2019, city homeownership rate (at 90.8%) is double the County rate (45.3%).

Table HE-28. Tenure Comparison

Occupied Units	2010		2019	
	Number	Percent	Number	Percent
Los Angeles County				
Owner	1,544,749	47.7	1,511,628	45.3
Renter	1,696,455	52.3	1,816,770	54.7
Total	3,241,204	100.0	3,328,398	100.0
La Cañada Flintridge				
Owner	6,120	89.4	5,835	90.8
Renter	729	10.6	588	9.2
Total	6,849	100.0	6,423	100.0

Sources: U.S. Census Bureau. (2010). American Community Survey 2014-2019 estimates.

Table HE-29 shows the average household size by tenure. In both 2010 and 2019, the average household size for renter-occupied households was slightly higher than that for owner-occupied households, with both average household size for owner-occupied households and renter-occupied households trending upward.

Table HE-29. Household Size by Tenure (2010-2019)

Tenure	Average Household Size	
	2010	2019
Owner	2.94	3.17
Renter	2.93	2.93
Total	2.94	3.05

Sources: U.S. Census Bureau. (2010). American Community Survey 2014-2019 estimates.

9.2.5.4 Vacancy Rate by Tenure

Vacancy rates are an important housing indicator because they demonstrate the degree of choice available. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Too low of a vacancy rate can force prices up, making it more difficult for low and moderate income households to find housing. Vacancy rates between two to three percent are usually considered healthy for single-family housing, while a vacancy rate of five to six percent for multi-family housing is considered healthy.

According to the American Community Survey (2014-2019 estimates), the city's homeowner vacancy rate was 0.4 percent, and the rental vacancy rate was 4.7 percent, although the data does not explain what portion of the rental vacancy rate

is for single family or multi-family housing. Both rates indicate housing choice is very limited in La Cañada Flintridge.

9.2.5.5 Housing Age and Condition

Generally, housing older than 30 years of age will require minor repairs and modernization improvements. Housing units over 50 years of age are more likely to require major rehabilitation, such as roofing, plumbing, and electrical system repairs. After 70 years of age a unit is generally deemed to have exceeded its useful life without major repairs or renovations.

Homes in La Cañada Flintridge are generally older than those of many communities in Los Angeles County. The city developed as a residential community, beginning with the Flintridge and Alta Canyada subdivisions in the 1920s. As shown in Figure HE-3, the largest proportion of La Cañada Flintridge's housing (37%) was built between 1950 and 1959, making it approximately 62 to 71 years old. Housing units of this age are more likely to require major rehabilitation and repairs. The city has few newer units, as nearly 80 percent of the housing stock was built before 1970.

Overall, the housing stock in the city is generally in excellent condition. Presumably homeowners with higher incomes, such as those in La Cañada Flintridge, can afford to repair and renovate when needed.

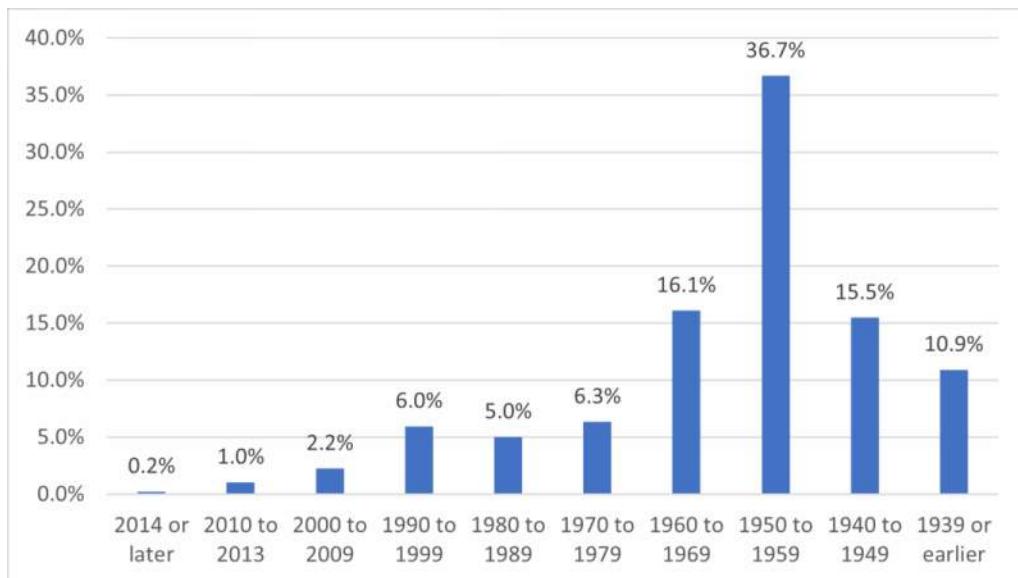
The City tracks complaints submitted to the Code Enforcement officer regarding both building and property maintenance. From 2017 through 2021, building maintenance complaints range from 1-3 % of complaints received. Property maintenance complaints, which are wider ranging than building maintenance, are generally related to overgrown vegetation and would likely not impact the quality of housing stock directly, averaged between 35-40 % in 2017-2018, but reduced to 9-12% in 2019-2021. The difference is attributable to implementation of a new online permitting software program. The Building and Safety Division receives 1-2 complaints per year regarding issues such as inadequate plumbing, mold and other issues which impact the availability of housing. Complaints regarding septic tanks, which service almost all areas south of Foothill Boulevard, average 3-5 per year.

During preparation of a historic preservation ordinance in 2017-2020, the City did assess the age of all structures based on data obtained from the Los Angeles County Assessor. While more than 5,000 of the 7,000+ residential structures within the city were more than 50 years of age, through issued building permits it was determined that the vast majority of units had been renovated, remodeled or added to since the original date of construction. This indicates that regular maintenance and upkeep occurs on most residential units.

Information obtained from the California Department of Finance, Table 2: E-5 City/County Population and Housing Estimates, 4/1/2020, provides 7,118 total

units within the city. Approximately 70% of units are owner occupied and there are 250 multifamily units within the city. Multifamily units were generally built in the 1970s-1980s, so are approximately 40-50 years old. Based on the information above and the number of complaints received regarding building and property maintenance, it is estimated that the number of units requiring rehabilitation or replacement would be approximately 150, or 2% of the housing stock.

Figure HE-3. Year Housing Units Built



Source: American Community Survey 2014-2019 estimates.

9.2.6

Housing Cost and Affordability

Housing costs vary widely from one community to the next, being affected by a range of factors. The type and style of homes, neighborhood characteristics, quality of schools and public services, crime rates, and access to employment opportunities are qualities that many home buyers consider when looking for a new home in a particular community.

La Cañada Flintridge's attractive hillside homes, tree-lined streets, low crime rate, and highly ranked school district are all factors that contribute to the high quality of life in the community. According to local realtors, the primary reasons cited by home buyers that relocate to La Cañada Flintridge are the high caliber of the local school district and the quality of homes in the community. These qualities make La Cañada Flintridge a highly desirable location for families with school-aged children.

9.2.6.1 Ownership Housing Costs

The city has some of the region's highest single-family housing prices. According to SCAG data, median home prices in La Cañada Flintridge increased 200% between 2000 and 2018, while prices in the SCAG region increased 151percent. As shown in Table HE-30, the city's median home price was approximately \$1,435,500 in December 2020, and due to steeply rising home prices in the first one-half of 2021, Zillow reported the price of a typical home in the middle price range as nearly \$2 million as of July 30, 2021.

Table HE-30. Home Prices

City/Community	Median Home Price	Distance from La Cañada Flintridge
La Crescenta	\$1,010,000	2.8 miles
Glendale	\$1,038,500	6.0 miles
Altadena	\$960,000	6.3 miles
Pasadena	\$916,000	7.8 miles
Burbank	\$894,750	11.2 miles
La Cañada Flintridge	\$1,435,000	–

Source: Redfin, December 2020

9.2.6.2 Rental Housing Costs

According to the 2013-2019 ACS, the median contract rent was \$2,858 in La Cañada Flintridge, compared to \$1,614 for Los Angeles County. Few homes are available for rent as of August 2021. Rental listings on Zillow.com indicate the following rental rates as of August 2021:

- One-bedroom apartment/house: none available
- Two-bedroom apartment: \$1,950
- Three-bedroom house: \$2,895, \$5,220
- Four-bedroom house: \$6,950, \$10,520
- Five-bedroom house: none available

9.2.6.3 Housing Affordability by Income Level

The ability to afford a home is an important factor affecting the quality of life in a community. Housing affordability in La Cañada Flintridge can be determined by comparing the costs of owning or renting a home with the maximum amount which households with different income levels can afford to pay for housing.

This information can reveal what type and size of housing is affordable in the community and what types of households will likely experience overcrowding and overpayment.

HUD conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. According to HUD's Comprehensive Housing Affordability Strategy (CHAS) data, as of 2017, the income distribution of La Cañada Flintridge households was as follows (See Table HE-9):

- Extremely Low income: 4.5%
- Very Low income: 4.5%
- Low income: 6.4%
- Moderate or Above Moderate income: 84.6%

The maximum affordable home and rental prices for residents in Los Angeles County are shown in Table HE-31. This amount can be compared to current housing asking prices (Table HE-30) and market rental rates (Section 9.2.7.2) to determine what types of housing opportunities a household can afford.

Extremely Low Income Households

Extremely low income households earn 30 percent or less of the County AMI, up to \$23,700 for a one-person household and up to \$36,550 for a five-person household in 2020. An extremely low income household can generally afford homes offered at prices between \$61,790 and \$86,953, adjusting for household size. After deductions for utilities, a one-person extremely low income household could afford to pay up to \$442 in rent per month and a five-person low income household could afford to pay as much as \$650. Extremely low income households cannot afford market-rate rental or ownership housing in La Cañada Flintridge without assuming a cost burden.

Very Low Income Households

Very low income households earn between 31 and 50 percent of the County AMI – up to \$39,450 for a one-person household and up to \$60,850 for a five-person household in 2020. A very low income household can generally afford homes offered at prices between \$129,241 and \$191,020, adjusting for household size. Given the costs of ownership housing in La Cañada Flintridge, very low income households would not be able to afford a home in the city. Very low income renters would not be able to find affordable appropriately-sized market-rate rental units in La Cañada Flintridge without assuming a cost burden.

Low Income Households

Low-income households earn between 51 percent and 80 percent of the County AMI – up to \$63,100 for a one-person household and up to \$97,350 for a five-person household in 2020. The affordable home price for a low income household at the maximum income limit ranges from \$230,534 and \$347,334. Based on the average home sale price of \$1,435,000 in 2020 (Table HE-30), ownership housing would not be affordable to low income households. After deductions of utilities, a one-person low income household could afford to pay up to \$1,427 in rent per month and a five-person low income household could afford to pay as much as \$2,170. A low income household in La Cañada Flintridge would not be able to find adequately sized affordable apartment units without assuming a cost burden.

Moderate Income Households

Moderate-income households earn between 81 percent and 120 percent of the County AMI – up to \$100,150 depending on household size in 2020. The maximum affordable home price for a moderate income household is \$238,233 for a one-person household and \$359,325 for a five-person family. Moderate income households in La Cañada Flintridge are not able to afford adequately-sized homes. The maximum affordable rent payment for moderate income households is between \$1,472 and \$2,240 per month. Appropriately-sized market-rate rental housing would not be affordable to moderate income households in this income group.

Table HE-31. Housing Affordability by Income Group

Household (Persons)	Annual Income	Affordable Costs	Utilities	Taxes, Ins., HOA (Ownership)	Affordable Rent	Affordable Home Price
Extremely Low Income (0–30% AMI)						
1	\$23,700	\$593	\$151	\$207	\$442	\$61,790
2	\$27,050	\$676	\$166	\$237	\$510	\$72,096
3	\$30,450	\$761	\$190	\$266	\$571	\$80,244
4	\$33,800	\$845	\$223	\$296	\$622	\$86,069
5	\$36,550	\$914	\$264	\$320	\$650	\$86,953
Very Low Income (31–50% AMI)						
1	\$39,450	\$986	\$151	\$345	\$836	\$129,241
2	\$45,050	\$1,126	\$166	\$394	\$960	\$149,182
3	\$50,700	\$1,268	\$190	\$444	\$1,077	\$166,966
4	\$56,300	\$1,408	\$223	\$493	\$1,185	\$182,427
5	\$60,850	\$1,521	\$264	\$532	\$1,257	\$191,020
Low Income (51–80% AMI)						
1	\$63,100	\$1,578	\$151	\$552	\$1,427	\$230,524
2	\$72,100	\$1,803	\$166	\$631	\$1,637	\$265,026
3	\$81,100	\$2,028	\$190	\$710	\$1,837	\$297,157
4	\$90,100	\$2,253	\$223	\$788	\$2,030	\$327,179
5	\$97,350	\$2,434	\$264	\$852	\$2,170	\$347,334
Moderate Income (81–120% AMI)						
1	\$64,900	\$1,623	\$151	\$568	\$1,472	\$238,233
2	\$74,200	\$1,855	\$166	\$649	\$1,689	\$274,020
3	\$83,500	\$2,088	\$190	\$731	\$1,897	\$307,435
4	\$92,750	\$2,319	\$223	\$812	\$2,096	\$338,527
5	\$100,150	\$2,504	\$264	\$876	\$2,240	\$359,325

Assumptions: 2020 HCD income limits; 30 percent of gross income as affordable housing cost; 35 percent of monthly affordable cost for taxes and insurance in determining ownership housing affordable price; 10 percent down payment and 3.0 percent interest rate for 30-year fixed-rate mortgage loan; utilities based on Los Angeles County Utility Allowance.

Sources:

1. State Department of Housing and Community Development 2020 Income Limits.
2. Veronica Tam and Associates, 2021.

9.2.6.4 Affordable Housing

No publicly assisted affordable housing project is located in La Cañada Flintridge.

9.3 Housing Constraints

A variety of factors can constrain the development, maintenance, and improvement of housing. The following section explores various housing constraints in La Cañada Flintridge, including market conditions, governmental regulations, and environmental and infrastructure constraints.

9.3.1 Market Constraints

The price of land, construction costs, and market financing contribute to the cost of housing and can potentially hinder the production of both market rate and affordable housing units. These potential market constraints are driven by market conditions over which the City has little control. Direct public subsidies that lower the cost of housing development, such as land write-down or fee waivers, can be an effective way to lessen the impacts of market conditions. The City can also participate in programs to enhance access to credit for mortgage and home improvement financing for low- and moderate-income households.

9.3.1.1 Construction Costs

Depending on the type of development, construction costs can vary widely, with multi-family housing generally less expensive to construct than single-family homes. However, there is wide variation within each construction type, depending on the size of the unit, amenities, finishing details provided, and whether structured parking is necessary for multifamily and mixed use development, which increases the overall cost of construction. An important factor in the cost of a housing development is the type and number of improvements that must be made to raw land in order to construct housing. Construction costs for residential units in La Cañada Flintridge can rise above regional averages due to the steeply sloping hillsides that characterize much of the remaining vacant land in the community. These topographical features can increase construction costs by as much as 15 to 25 percent over non-hillside development areas, due to the following factors:

- additional soils and geological engineering reports;
- complex foundations, which include exotic caisson and grade beam foundation designs or foundations that incorporate massive retaining walls;
- intensified percolation difficulties leading to more costly onsite septic systems; and
- increased grading required to create adequate building pads.

Areas designated for multi-family developments (including properties designated for mixed use developments) are located on or near Foothill Boulevard in non-hillside locations and are therefore much less likely to be

associated with the topographic constraints that result in these additional costs and factors.

9.3.1.2 Land Costs

Critical determinants in the price of raw land include location, size of parcel, zoning, and supply. La Cañada Flintridge's regional location, attractive neighborhoods, and high caliber school district are qualities that make the community highly desirable for potential homebuyers. This demand, coupled with the built-out status of the community and steep topography of many residential areas, keep land costs high regardless of local controls. According to current listings of vacant land on Realtor.com, the average price per square foot of vacant single-family residential land is approximately \$70 for large sites. In January 2021, there were a total of five vacant single-family parcels for sale, ranging from \$550,000 for approximately 0.4 acre to \$3,995,000 for a 1.05-acre lot. No vacant multi-family parcels were listed for sale.

9.3.1.3 Financing Costs

The availability and cost of mortgage financing directly impact the affordability of housing. Increases in mortgage interest rates can significantly impede housing opportunities, especially for first-time homebuyers, while reductions in interest rates can introduce more potential buyers into the housing market. Over the past 30+ years, interest rates have fluctuated significantly, reaching peak levels of over 12 percent in the late 1980s. Since that period, interest rates have fallen dramatically, with mortgage rates for 30-year fixed rate loans ranging from around 2.7 to 3.3 percent for people with good credit in January 2021.

For the most part, economic conditions and national policies influence mortgage rates and there is little that local governments can do to affect these rates. However, public and private entities can offer interest rate write-downs to expand home purchase opportunities to lower income households, and government-insured loan programs may be available to reduce mortgage down payment requirements.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions must disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all home loan applications, including those financed at market rate or through government assistance. The following discussion presents the lending patterns in the city in 2019.

Home Purchase Loans

There was a total of 682 conventional loan applications in the city in 2019. Of those applications, 63 percent received approval (Table HE-32), though only 59 percent were originated, that is, four percent were not accepted by the applicant. There were 17 applications for government-backed loans during 2019. Nine of

the loans were approved and originated. A similar proportion of conventional and government-backed loans were denied, withdrawn, or incomplete.

There were also significant applications for home improvement (253) and refinancing (1,585) loans. Low interest rates have made refinancing especially popular in recent years. Approval rates for refinancing loans were comparable to conventional purchase loans, at nearly 60 percent with 57 of loans originated. Home improvement loans had slightly lower approval rates at about 53 percent with all but one approved application originating.

Table HE-32. Disposition of Conventional Home Purchase Loans—2019

Loan Purpose/Type	Total Applications	Loans Originated		Approved Not Accepted		Denied		Withdrawn or Incomplete		Loans Purchased	
		#	%	#	%	#	%	#	%	#	%
Purchase - Conventional	656	388	59.15%	26	3.96%	47	7.16%	113	17.23%	82	12.50%
Purchase - Government	17	9	52.94%	0	0.00%	2	11.76%	3	17.65%	3	17.65%
Home Improvement	253	133	52.57%	1	0.40%	87	34.39%	29	11.46%	3	1.19%
Refinancing	1,585	909	57.35%	40	2.52%	178	11.23%	271	17.10%	187	11.80%
Total	2,511	1,439	57.31%	67	2.67%	314	12.50%	416	16.57%	275	10.95%

Note: An originated loan is one that is approved by the lender and accepted by the applicant.

Source: LendingPatterns.com™, HMDA 2019, La Cañada Flintridge.

Foreclosures

Los Angeles County, and the Southern California region in particular, experienced soaring home prices coupled with low interest rates from 2000 to 2005. The new financing (adjustable rate mortgages) as well as predatory lending practices (aggressive marketing, hidden fees, and negative amortization) allowed people to purchase homes beyond their means. However, changes in the state and national economy led to rising interest rates in 2006 and nationwide home prices declined. As the interest rates increased and home prices decreased, many households that were trapped in adjustable rate mortgages were unable to refinance their loans with fixed rates. Foreclosure rates reached national highs, and many California cities were affected. As of August 2007, the Los Angeles/Long Beach metro area ranked 29th on a list of highest foreclosure rates nationally.⁴⁵

⁴⁵ http://money.cnn.com/2007/08/14/real_estate/California_cities_lead_foreclosure/index.htm?postversion=2007081411

Foreclosures peaked at 29 in La Cañada Flintridge 2010, after which the number of foreclosures has steadily to only a few foreclosures annually. There were 145 total foreclosures in La Cañada Flintridge between 2007 and 2018, but only one in 2018. However, it is possible that the economic impacts of the COVID-19 pandemic may lead to an increase in foreclosure rates in the future.

9.3.2

Government Constraints

Actions or policies of governmental agencies, whether involved directly or indirectly in the housing market, can impact the ability of the development community to provide adequate housing to meet consumer demands. For example, the impact of federal monetary policies and the budgeting and funding policies of a variety of departments can either stimulate or depress various aspects of the housing industry.

State agencies and local government compliance with state statutes can complicate the development of housing. Statutes such as the California Environmental Quality Act (CEQA), and rezoning and General Plan amendment procedures required by the California Government Code can also act to prolong the review and approval of development proposals by local governments. In many instances, compliance with these mandates establishes time constraints that cannot be altered by local governments.

City policies can also impact the availability and affordability of housing. Land use controls, building codes, site improvement requirements, fees, and other local programs to improve the overall quality of housing may serve as constraints to housing development. The following public policies can affect overall housing availability, adequacy, and affordability.

9.3.2.1

Land Use Controls

The La Cañada Flintridge General Plan and Zoning Code provide for a range of land use designations/zones in the city that can accommodate residential units. The City's Downtown Village Specific Plan applies to the downtown core of the city and provides development guidance and standards for that portion of La Cañada Flintridge.

All applications for development must comply with the density range within the adopted General Plan. If an application were to be received for a density lower than that identified within the General Plan, it would be processed in accordance with state law but with a staff recommendation for denial based on non-compliance with the General Plan. There is no Variance or other application that can be utilized to approve a project at a lower density than required. The City allows for the concurrent submittal of housing development applications through Planning and plan check through Building and Safety to minimize delays in the approval and development process. However, a building permit

cannot be issued until the end of the 15-day appeal period for an entitlement through Planning.

Residential land use designations and corresponding zones are presented in Table HE-33. The distribution of land use by zoning is presented in Figure HE-4.

Table HE-33. Residential Land Use Designations (Existing)

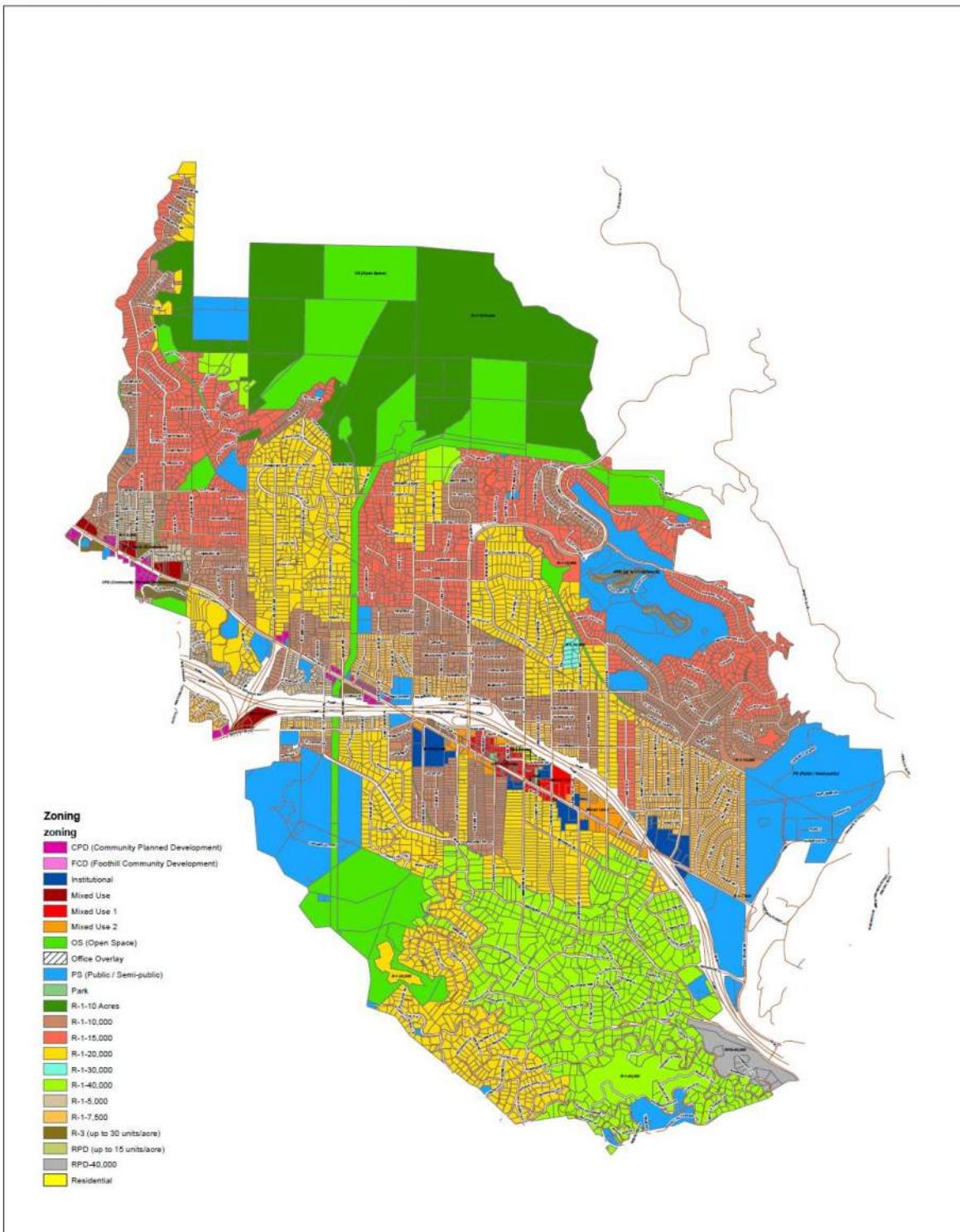
Residential Land Use Category	Corresponding Zone/District	Maximum Density	Description
Single-Family Residential			
Hillside Residential	R-1-10 acre	1 du/10 acre	Extremely low density development in steeply sloping hillside areas in the northern portion of the city. The minimum lot size is 10 acres.
Estate Residential	R-1-40,000	1 du/acre	Extremely low density development for single-family homes with a minimum lot size of 40,000 SF.
Very Low Density	R-1-20,000 and R-1-30,000	2 du/acre	Very low density development for single-family homes with a minimum lot size of 20,000 SF or 30,000 SF.
Low Density Residential	R-1-10,000 and R-1-15,000	4 du/acre	Low density residential development for single-family homes with a minimum lot size of 10,000 SF or 15,000 SF
Medium Density Residential	R-1-5,000 and R-1-7,500	8.7 du/acre	Medium density single-family residential development with a minimum lot size of 5,000 or 7,500 SF.
Medium Density Residential	Residential Planned Development (RPD)	4 du/ac	Single-family residential development is allowed in the RPD zone consistent with the zoning and development standards required of the R-1-5,000 zone
Multi-Family			
High Density Residential	R-3	20-30 du/acre	High and transitional and supportive housing.
High Density Residential	RPD	20-30 du/acre	Differs from R-3 by providing opportunities to: <ul style="list-style-type: none"> ▪ To encourage compatibility of multifamily projects with adjacent uses; ▪ To promote high standards of site planning, architecture and landscape design; ▪ To provide opportunities for design flexibility while maintaining high quality in multifamily residential developments; ▪ To avoid overloading of utilities; ▪ To provide for orderly transition between the types of residential land uses, and between residential and commercial land uses, as outlined in the land use element of the general plan; ▪ To promote internal compatibility of each project's architecture, landscaping, and use of open space to achieve a high quality residential environment; and ▪ To assure that sufficient open space is provided for both private and common areas.

Residential Land Use Category	Corresponding Zone/District	Maximum Density	Description
Mixed Use			
Mixed Use	MU	30 du/acre	Provides for a mix of residential and non-residential uses within a single development. The uses can be vertically and horizontally mixed.
Downtown Village Specific Plan	Mixed Use 1 (MU-1)	15 du/ac	MU-1 allows various combinations of retail, office, and multi-family residential and senior housing. Residential is only allowed on the upper level of a building w/a CUP and must have retail or other non-residential uses on the ground floor.
Downtown Village Specific Plan	Mixed Use 2 (MU-2)	15 du/ac	MU-2 allows various combinations of retail, office, and multi-family residential and senior housing, as well as stand-alone residential. Unlike MU-1, MU-2 does not limit MF residential to the upper level, although it also requires a CUP.
Downtown Village Specific Plan	Residential	SF: up to 8.7 du/ac MF: up to 15 du/ac	Detached single-family (min. lot size 5,000 SF) and multi-family residential developments are permitted.
Public	Public and Semi-Public	See description	One detached, single-family dwelling unit per lot

Sources: Land Use Element (2013), Downtown Village Specific Plan and Zoning Ordinance (2021).

Higher densities are not considered feasible in many areas of the La Cañada Flintridge due to environmental and infrastructure constraints. However, multi-family development in the R3 and RPD zones requires a minimum density of 20 dwelling units per acre with a maximum density of 30 dwelling units per acre, and the Mixed Use zone allows up to 30 dwelling units per acre, both of which encourage development at higher densities within these zones.

Figure HE-4. Zoning Map



Prepared by the Community Development Department

City of La Cañada Flintridge Zoning Map



Updated April 2016

9.3.2.2 Residential Development Standards

The City's Zoning Code contains development standards for each zoning district consistent with the land use designations of the Land Use Element of the General Plan. The La Cañada Flintridge Zoning Code establishes development standards for each zone to ensure quality development in the community. Development criteria, as specified in the Zoning Code, are presented in Table HE-34.

The City is currently preparing a comprehensive update to the Zoning Code, which will result in changes to certain land uses, development standards, and permit processes. Because the updated Zoning Code will not be adopted prior to the adoption of the 6th Cycle Housing Element, the existing Zoning Code is being used to identify constraints to development. However, as noted in this chapter and in Chapter 9.5, many of the constraints are already being addressed as part of the Zoning Code update. Additional revisions to mitigate constraints will be considered as the comprehensive update to the Zoning Code progresses.

Table HE-34. Basic Residential Development Standards

Standards	R-1	R-3/RPD	DVSP: MU1, MU2, Residential	MU	PS
Min. Lot Size	Varies from 5,000 sf to 10 acres	R-3: Sites less than 7,500 sf can only be developed with a SF residence RPD: 0.5 acre	SF: 5,000 sf MF: 1.0 acre	5,000 sf	0.5 acre
Max. Floor Area/Lot Coverage	Less than 80 ft. of frontage: floor area review required when exceeding 4,500 sf 10,000 sq. ft. or less: 36% of lot area 10,001 to 15,000 sf: 3,600 sf + 23% of lot area over 10,000 sf 15,001 sf or more – 4,750 sq. ft.+ 20% of lot area over 15,000 sf. ¹	SF: Same as R-1-5,000 MF: 50%	MF: Average open space of 600 sq. ft. per dwelling unit	80%	35%
Setback: Front	Flag lots, minimum of 25 ft. For all other lots: front yard setback is based on the average depth of the front setback of the properties along the same side of the block, subject to available data.	SF: Same as R-1-5,000 MF: 25 ft. arterial streets; 20 ft. local streets	SF: same as R-1 MF: No required front yard setback, although setbacks required for a multi-family are subject to CUP review. MU: Contiguous with front property line, or up to 10 ft in the Village Center.	0-5 ft. average	25 ft
Setback: Side Yard	First Floor Interior Side Yard: Min. 5 ft or 10% of the average lot width (whichever is greater) Max. 20 ft Lots with 80 ft or less average lot width, and total floor/roofed area exceeding 4,500 sf: Interior side yard min. 8 ft Exterior side yard min. 16 ft	SF: Same as R-1-5,000 MF: Interior side: 10 ft.,	SF: Same as R-1 MF: No required side yard setbacks, although setbacks required for a multi-family are subject to CUP review. MU: No required side yard setbacks	0 ft., 15 ft. if adjacent to residential zone	

Standards	R-1	R-3/RPD	DVSP: MU1, MU2, Residential	MU	PS
Setback: Corner (Street) Side Yard	Min. 10 ft or 20% of the average lot width Max. 20 ft	SF Same as R-1-5,000 MF: 15 ft. arterial street; 10 ft. local street Reverse corner side: 20 ft	SF: Same as R-1 MF: No required side yard setbacks, although setbacks required for a multi-family are subject to CUP review MU: No required side yard setbacks.	0 ft., or 15 ft if adjacent to residential zone	25 ft.
Setback Required: Rear Yard	15 ft.	SF: Same as R-1-5,000 MF: 25 ft.	SF: Same as R-1 MF: 15 ft. MU: No required rear setbacks, except a min. 15 feet is required for any use adjacent to residential zones on the south side of Foothill Boulevard in Village Center.	5 ft., or 15 ft. if adjacent to residential zone	25 ft.
Height	28 ft. - lots < 10,000 sq. ft., all hillside lots, or lots of less than 65 ft. of frontage 32 ft. - lots > 10,000 sq. ft.	SF: Same as R-1-5,000 MF: 35 ft.	SF: Same as R-1 5,000 MF: two stories, or 32 ft. MU: Fronting Foothill Blvd in Village Center: - buildings less than 35,000 sq. ft. floor area: 24 ft. - buildings more than 35,000 sq. ft. floor area: 32 ft. Not fronting Foothill Blvd: 32 ft.	35 ft.	35 ft.

Sources: La Cañada Flintridge Zoning Code (2as of 021) and DVSP (as of 2021)

La Cañada Flintridge's development standards are typical for the region, and establish opportunities for a diverse housing mix, while retaining the existing residential characteristics of the community and protecting environmentally sensitive hillside areas. Maximum height requirements range from 28 feet to 35 feet. In some cases, this has been found to constrain housing development as projects have been unable to achieve allowable densities and heights without exceptions to the zoning standards. The technique for measuring allowable heights has also presented a constraint to development. The City is currently in the process of updating the development standards in its zoning code to facilitate housing development. Program 3 includes modifications to allowable heights, measurement standards, and other changes to remove constraints and ensure that properties can be developed at the full allowable densities. Program 3 also includes preparation of objective design standards for the R-3 and MU zones.

In order to accommodate residential growth, the City allows for higher density in the multifamily, mixed use and Specific Plan areas. The multifamily and Mixed Use land use designation facilitates higher density residential development in the city outside of the Downtown Village Specific Plan area. Development standards adopted for the R-3 and Mixed Use designation permit densities of 20 to 30 dwelling units per acre for multi-family projects.

The City's Downtown Village Specific Plan (DVSP) provides for integration of residential uses along Foothill Boulevard at densities of up to 15 units per acre. The DVSP replaced the Foothill Community District, Community Planned Development, and Public/Semi-Public zones that previously existed for this area with Mixed Use 1, Mixed Use 2, Residential, Institutional, and Park zones. Land use zones within the DVSP include a combination of single-family detached, single-family attached, and multi-family residential uses. The DVSP designates three Land Use Districts that can accommodate residential development:

- **Mixed Use 1:** Retail on the ground floor with office uses and residential uses permitted on upper levels only (CUP required).
- **Mixed Use 2:** Multi-family residential, office, and retail mix. Office use is permitted on upper levels only, and multi-family use is permitted on ground or upper levels (CUP required).
- **Residential:** This area is exclusively designated for residential development. Single-family homes, condominiums, townhomes, and apartments are permitted.

Program 4 includes proposed changes to the DVSP to encourage additional residential development within the DVSP. Proposed changes include: removing the MU-1 and MU-2 districts; creating the MU-12 and MU-25 districts; assigning parcels on the Sites Inventory with either MU-12 (a density of 12 - 15 dwelling units per acre), or MU-25 (increasing the density to 25 - 30 dwelling units per acre); modifying development standards; eliminating the restriction for residential only to be allowed on the upper level within a mixed use

development; and eliminating the CUP requirement for mixed use and multifamily development. In addition to promoting additional residential development, the proposed changes provide an opportunity to create an appropriate transition of density and land uses along the Foothill Boulevard/transit corridor which is the City's primary commercial corridor.

Hillside Development

The City recognizes that the community's hillside areas provide an important aesthetic, environmental, and recreational resource to the community. To preserve habitat areas and natural characteristics of the city's hillside areas, additional development standards are imposed on hillside properties based on topographic and viewshed concerns.

However, some of the hillside areas of La Cañada Flintridge, which were developed into the steep terrain, resulted in long, winding roads that terminate on the sides and tops of ridges leading to single-family residences. This creates a challenge for emergency vehicles which may, at times, have difficulty accessing homes due to inadequate roadway widths, while vehicles parked on-street within the right-of-way further narrow the drive lanes. In many areas there is no adequate space for emergency vehicle turnarounds in single-family neighborhoods. Because La Cañada Flintridge is a Tree-City, there are approximately 15,000 trees that are located in the public right-of-way, which can narrow available drive lanes for emergency vehicles to navigate, and also creates a potentially hazardous situation in the event of evacuation, especially if thick smoke is present. Dense foliage intended to provide privacy for homeowners can prevent firefighting equipment from having adequate visibility and access to a structure. Some locations in the City lack visible street signs, while others have a street numbering system that does not follow the County addressing standard and needs to be corrected to improve public safety. Data from the wildfirerisk.org website published by the USDA Forest Service indicates that populated areas in La Cañada Flintridge have, on average, greater wildfire likelihood than 86% of all the communities in Los Angeles County.

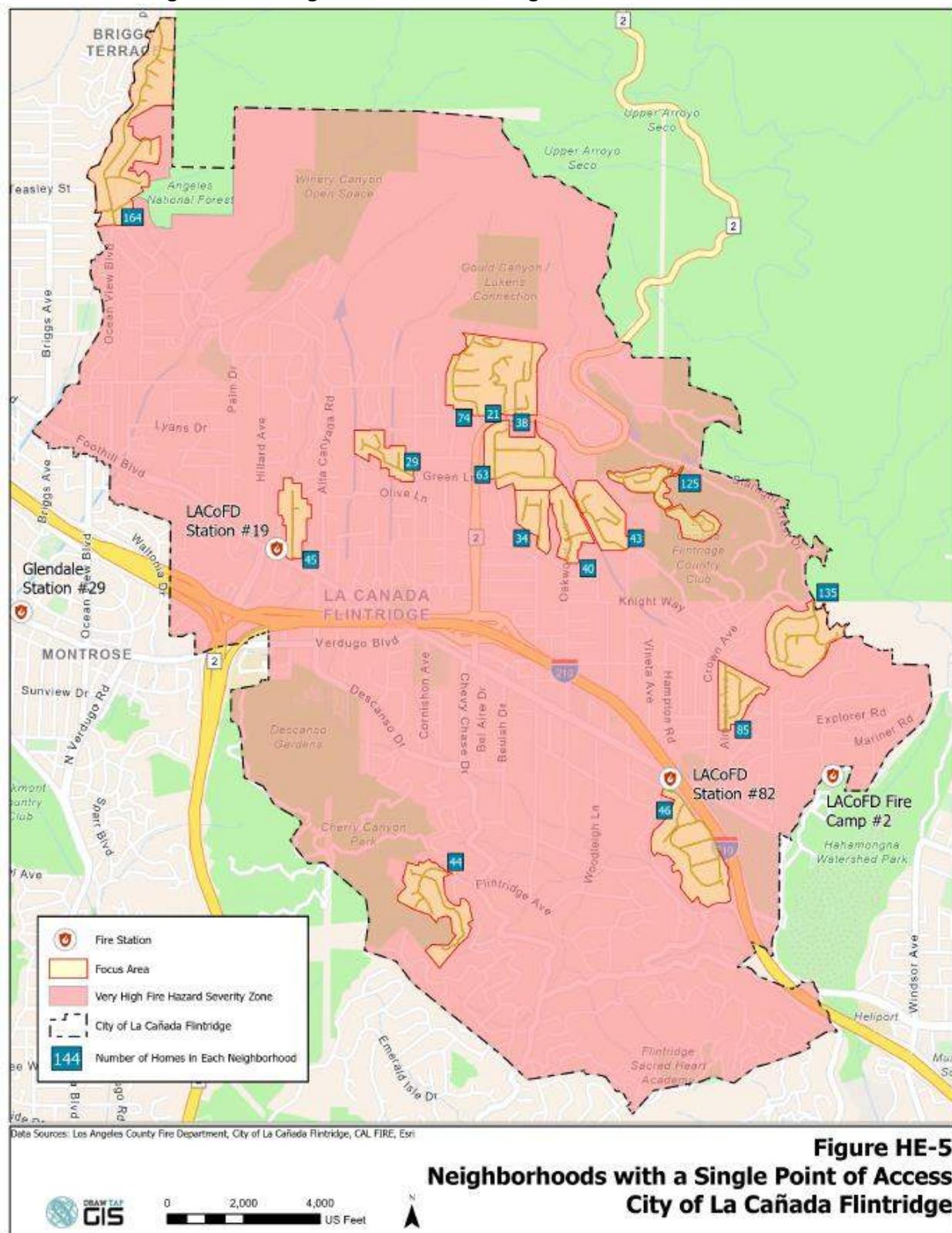
There are 15 neighborhoods in La Cañada Flintridge, totaling 986 houses, with a single point of access and egress, and several of these areas are in the hillsides of the city. See Figure HE-5 for the locations of these areas. Depending on the location and slope of the lot, the General Plan and the Zoning Code establish standards to provide limitations on residential densities and the maximum size of dwelling units. Due to geological and construction constraints and safety issues, the City permits only low-intensity developments and ADUs/JADUs as required by state law in the hillside areas.

State law allows local jurisdictions to identify areas where ADUs are not appropriate due to safety concerns. Because of the potential challenges of evacuating neighborhoods with a single point of access in an emergency, the City's recently updated Safety Element (2021) prohibits future new development

in these 15 areas, including ADUs and JADUs, and prohibit the conversion of existing spaces to ADUs. Properties with substandard driveway widths are also prohibited from adding ADUs, JADUs, and converting existing spaces to ADUs due to insufficient access for emergency vehicles, unless access is widened to current standards.

The preparation of the City's Safety Element entailed considerable coordination with the California Department of Forestry and Fire Protection (CAL FIRE), the Los Angeles County Fire Department (LACoFD), and was reviewed by the State Board of Forestry and Fire Protection for completeness and compliance with State mandates. Prohibiting the development of ADUs and JADUs in the areas in the City with serious wildfire safety, and therefore life safety concerns is not considered a constraint to development in the City. As discussed in Section 9.3.2.3, ADU construction in the City has increased substantially in the first portion of 2022, and this increase has happened following adoption of the updated Safety Element.

Figure HE-5. Neighborhoods with a Single Point of Access



Parking Requirements

As shown in Table HE-35, the City's Zoning Code contains provisions for parking based on unit type, and on a per-bedroom basis for multi-family units. Although off-street parking requirements are typical for the region, the City is currently considering a further reduction of off-street parking requirements for residential uses via the comprehensive update to the Zoning Code. As parking construction can contribute significantly to the cost of a project, any reduction in required parking would lower development costs and further lessen any constraint on housing development created by parking requirements. Program 3 includes modifications to off-street parking requirements for residential uses, so that they are appropriate for the size, scale, and type of residential development.

Table HE-35. Parking Requirements

Unit Type	Parking Requirement
Single-Family:	2 spaces in a fully enclosed garage space
Multi-Family and Mixed Use:	Zero to one bedrooms: 1 parking space/unit Two bedrooms: 2 parking spaces/unit 3 bedrooms: 2.25 parking spaces/unit Four or more bedrooms: 2.5 parking spaces/unit One guest parking space per four units. Minimum one covered space per unit.
Emergency Shelters:	One space for every four beds, one-half space for every bedroom designated for families, and one space per each staff member.
Single Room Occupancy (SRO):	One space per employee or resident manager, and one space per unit.
Transitional Housing Units:	Subject to the same parking standards that apply to comparable residential uses in the same zone
Supportive Housing:	Subject to the same parking standards that apply to comparable residential uses in the same zone
Downtown Village Specific Plan:	The parking standards of the Zoning Code apply in the DVSP unless a Parking District is established.

Sources: La Cañada Flintridge Zoning Code (as of 2021), Downtown Village Specific Plan (as of 2021).

Reduced parking is allowed for affordable housing consistent with the City's Affordable Housing Density Bonus, which is also in the process of being updated to maintain compliance with state law, or by provision of a parking study that justifies a reduced rate. The comprehensive update of the Zoning Code proposes further reductions to multifamily residential and mixed use parking standards and also proposes new parking standards for senior housing at rates that are lower than for non-senior multifamily housing (see Program 3). Additionally, the City's existing parking standard for emergency shelters will be revised to maintain consistency with state law (Program 15).

9.3.2.3 Provision for a Variety of Housing Types

State housing law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all segments of the population, including multi-family rental housing, factory built housing, mobile homes, emergency shelters, transitional housing, supportive housing, single room occupancy facilities, and low barrier navigation centers (a new state requirement since the last update of the Housing Element).

Table HE-36 summarizes the housing types permitted in each of the residential zoning districts, as described in the City's current Zoning Code, while Table HE-37 summarizes the housing types permitted in the DVSP. The comprehensive update of the Zoning Code will include updates to modernize language and ensure residential development standards comply with state law. Where residential uses are outdated or vague, the update will provide clarity to ensure the code complies with state law regarding what uses must be permitted in each zone. For example, Program 3 adds a new provision for senior housing that has reduced parking standards; Program 6 will require by-right approval for projects with 20 percent affordable housing; Program 8 ensures the City's ADU ordinance remains consistent with state law; Program 12 updates the condominium conversion ordinance; Program 14 updates the density bonus ordinance; and Program 15 updates the special needs housing ordinance.

Although not a part of the current comprehensive update of the Zoning Code, Program 4 proposes updates to the Downtown Village Specific Plan to incentivize residential development, including increased density, modification of development permits to allow residential development by right, modifications to development standards to reduce constraints, and preparation of objective design standards that apply in the DVSP. Program 15 provides for updating the Zoning Code to add a provision for low barrier navigation centers and to make any other changes to ensure that ordinances regarding special needs housing uses (e.g., emergency shelters, low barrier navigation centers, transitional and supportive housing, and single-room occupancy facilities (SROs) provided and maintained consistent with state law.

Table HE-36. Housing Types by Zoning District

R-1	R-3	RPD	CPD	PS	MU	OS
Single-family residences	One detached single-family residence/lot	One detached single-family residence/lot	Emergency shelters (necessary for city's homeless population) in the Emergency Shelter Overlay Zone	One detached single-family residence/lot	Apartments and condominiums	Residence, caretaker, for use by a caretaker or supervisor and his or her immediate family where continuous supervision is required. (subject to director's review)
Accessory Dwelling Unit or Junior Accessory Dwelling Unit	Duplex, triplex, or MF dwellings, apartments, and dwelling groups with 2 or more units	Duplex, triplex, or MF dwellings, apartments, and dwelling groups with 2 or more units	Institutions for aged persons or children, private	Accessory Dwelling Unit or Junior Accessory Dwelling Unit	Rooming and boarding houses	
Child day care, adult day care, foster care, or home for the aged as mandated by state law	Residential condominium projects	Residential condominium projects	Rooming and boarding houses		Accessory Dwelling Unit or Junior Accessory Dwelling Unit	
Transitional housing	Family day care home, small or large, as permitted by state law;	Foster family homes for senior citizens or developmentally disabled, 6 or fewer, as permitted by state law	Emergency shelters (beyond necessary for city's homeless population) in the Emergency Shelter Overlay Zone with a CUP		Transitional housing	
Supportive housing	Foster family homes for senior citizens or developmentally disabled, 6 or fewer,	Foster home facilities for children, 6 or fewer, as permitted by state law	Single room occupancy (SRO) facilities		Supportive housing	

R-1	R-3	RPD	CPD	PS	MU	OS
	as permitted by state law					
	Foster home facilities for children, serving six or fewer children, as permitted by state law	Accessory Dwelling Unit or Junior Accessory Dwelling Unit				
	Accessory Dwelling Unit or Junior Accessory Dwelling Unit					
Transitional housing	Transitional housing	Transitional housing				
Supportive housing	Supportive housing	Supportive housing				

Source: La Cañada Flintridge Zoning Code (as of 2021)

Table HE-37. Housing Types by Zoning District in the Downtown Village Specific Plan

MU-1	MU-2	R	I
Permitted			
		Single-family dwelling	
Conditionally Permitted			
Multiple family dwelling (upper level only)	Multiple family dwelling	Senior multiple family dwelling	Residential care home and facilities
Senior multiple family dwelling (upper level only)	Senior multiple family dwelling		

Source: Downtown Village Specific Plan (as of 2021)

Single-Family Housing

Single-family detached housing is permitted in the R-1, R-3, RPD, and PS zones, as well as the Residential zone in the DVSP. Attached single-family housing is also permitted in R-3 and RPD zones.

Multi-Family Housing

The City's Zoning Code and General Plan identify several areas in the community for multi-family residential uses, including the R-3, RPD, and MU zones, as well as the MU-1, MU-2, and R land use districts in the DVSP.

Allowable densities in these zones are 20-30 units per acre in the RPD, R-3, and MU zones, while in the DVSP area density is limited to 15 units per acre in the MU-1 and MU-2 districts. As noted above, Program 4 proposes to remove the MU-1 and MU-2 zoning districts, create MU-12 and MU-25 zoning districts, and increase the maximum density in the MU-25 district of the DVSP to 30 dwelling units per acre.

As part of the Zoning Code update, the City is proposing to add a new senior citizen multifamily residential ordinance to the Zoning Code to facilitate development of senior housing to address the Housing Element Needs Assessment (Chapter 9.2) and to implement Goal 6 of the Land Use Element (Program 3). The purpose is to encourage a mix of residential types to satisfy a variety of senior housing needs and to ensure that multifamily housing that is designed for senior citizens facilitates their ability to live independently and provides enhanced safety and convenience features. It will apply to senior citizen multifamily housing development in the R-3, RPD, and MU zones of the Zoning Code, and in the Residential, Mixed Use 12, and Mixed Use 25 districts of the Downtown Village Specific Plan.

The City is also proposing to add a religious institution overlay zone to facilitate and incentivize affordable multifamily residential housing on property owned by religious institutions (Program 5).

Condominiums

In order to preserve the existing multifamily rental housing in the community, the City has adopted a condominium conversion ordinance that includes tenant provisions and a number of standards and criteria. Before a multifamily rental property is converted to condominium ownership, the applicants must provide an information report on the rental and vacancy rate of the property and provide an analysis of the effect of the proposed conversion of the property on the City's low- and moderate-income housing supply. The applicant must also follow stringent development standards and an extensive review process by the City. These changes are intended to preserve the limited apartment stock in the city for rental use. Program 12 updates this ordinance.

Accessory Dwelling Units

An accessory dwelling unit (ADU) is an attached or detached residential unit that provides complete independent living facilities for one or more people. A Junior Accessory Dwelling Unit (JADU) is an ADU contained entirely within a single-family residence. Twenty ADUs were approved in the City between 2018 and 2020—five in 2018, two in 2019, and 13 in 2020. In 2021 the City issued 10 building permits for ADUs/JADUs. In the first six-months of 2022, the City has issued 24 building permits for ADUs/JADUs. Therefore, averaging the number of building permits in 2020 (13), 2021 (10) and not yet completed 2022 (24), an average of 15.7 ADU/JADU permits have been issued. This is consistent with the 15 annual permits and 120 total permits anticipated to meet the RHNA for this 2021-2029 6th Cycle Housing Element.

In May 2020, the City adopted new regulations for ADUs to comply with state legislation, including AB 68, AB 881, AB 587, AB 671, and SB 13. This legislation promotes the construction of new ADUs and JADUs and limits the ways cities can regulate their design. Under the new regulations, ADUs and JADUs are permitted with a Zoning Clearance on any lot zoned R-1, R-3, RPD, PS, or MU zone. Under current state law the City may adopt regulations governing the design of ADUs, but no lot coverage, floor area ratio, open space, or minimum lot size can preclude the construction of a “statewide exemption ADU,” which is an ADU with an area up to 800 square feet, height up to 16 feet, and 4-foot side and rear yard setbacks.

The maximum size of ADUs may not exceed 50 percent of the floor area of the primary dwelling, or 1,200 square feet, except that units up to 800 square feet are permitted under the statewide exemption. One parking space is required for each unit, except in cases where state law eliminates parking requirements, such as when the ADU is within ½ mile walking distance of public transit.

The increase in approvals of ADUs in 2020, 2021 and 2022 (noted above) indicates that the updated regulations have incentivized ADUs. Program 8 includes updates to the Zoning Code and Downtown Village Specific Plan to ensure ongoing compliance with state law related to ADUs/JADUs. Program 21 will restrict construction of new ADUs/JADUs in the neighborhoods that have been identified as having one means of ingress and egress, as noted in other sections of this Housing Element, for safety reasons.

Manufactured Homes

The City’s Zoning Code defines a “manufactured home” as a structure, transportable in one or more sections, that is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. This definition does not include a recreational vehicle. Manufactured homes that are installed on a foundation are permitted on a single-family lot. Manufactured housing that is not constructed with a

foundation is generally found in mobile home parks. This type of housing is subject to the same development standards and design review criteria as “stick-built” housing.

Group Care Facilities

Group care facilities, including group homes for seniors, developmentally disabled adults, and foster family care homes serving six or fewer persons are permitted in the R-3 and RPD zones. Private institutions of 16 people or more are conditionally permitted in the CPD zone and the DVSP Institutional zone. Group care facilities of seven or more individuals are conditionally permitted in the CPD, MU and DVSP Institutional zones. As part of the comprehensive update to the Zoning Code that is currently in process, the code will be clarified to ensure that group care facilities are permitted in accordance with the requirements of state law, and to show clearly which zones permit group care facilities (Program 3).

Emergency Shelters

According to the most recent survey conducted by LAHSA, two unhoused people were identified in La Cañada Flintridge. The neighboring cities of Glendale and Pasadena provide a wide variety of homeless services and facilities.

Pursuant to SB 2, local jurisdictions must address the shelter needs of the homeless. Specifically, emergency shelters must be permitted by right in at least one zone with adequate capacity to accommodate at least one shelter.

The identified zone must have adequate capacity to accommodate at least one shelter. The Zoning Code was amended in 2014 to permit one emergency shelter by right in areas within the Emergency Shelter Overlay Zone in the CPD zone, as one shelter would be adequate to accommodate the City’s identified need of people experiencing homelessness; any additional emergency shelter would require a CUP. The emergency shelter regulations permit up to 30 beds, which is adequate to accommodate the very limited number of unsheltered people in the La Cañada Flintridge. However, subsequent changes to state law have modified standards for emergency shelters, including parking standards. The City will revise the Zoning Code to update and maintain standards that are consistent with state law (Program 15).

Low Barrier Navigation Centers

Recent state legislation (AB101) requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A “Low Barrier Navigation Center” (LBNC) is defined as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that

provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” LBNCs may include options such as allowing pets, permitting partners to share living space, and providing storage for residents’ possessions. AB 101 also set a timeline for jurisdictions to act on applications for LBNC developments. The requirements of this bill are effective through the end of 2026, at which point they may be repealed unless extended by the legislature. Program 15 includes an update to the development code to allow low barrier navigation centers as required by state law.

Transitional Housing

Consistent with SB 2, local jurisdictions must address the need for transitional housing. California Government Code [Section 65582(h)] defines “transitional housing” as buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

In 2014 the City amended the Zoning Code to address the provision of transitional housing. Transitional housing is recognized as a residential use and to be permitted in the same manner as comparable residential uses in the same zone. The City will update its Zoning Code when necessary to remain consistent with state law regarding transitional housing (Program 15).

Supportive Housing

Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. California Government Code [Section 65582(f)] defines “supportive housing” as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Government Code [Section 65582(g)] identifies “target population” as persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

The City amended the Zoning Code in 2014 to address the provision of supportive housing. Supportive housing is recognized as a residential use to be

permitted in the same manner as comparable residential uses in the same zone. When located within ½ mile of a transit stop, state law specifies that no off-street parking may be required for supportive housing. Program 15 includes updates to the Zoning Code to ensure that regulations for supportive housing comply with state law.

Single-Room Occupancy (SRO)

Single-Room Occupancy (SRO) units are one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not necessarily required to have a kitchen or bathroom, many modern SROs have one or the other.

The City amended the Zoning Code in 2014 to permit SROs with a Conditional Use Permit in the CPD zone and is proposing to allow SROs in the MU zone with a Conditional Use Permit as part of the comprehensive update of the Zoning Code, subject to the following standards: Single-occupancy rooms shall have a floor area of between 200 and 300 square feet; double-occupancy rooms shall be between 350 and 400 square feet, and rooms shall have a maximum occupancy of two people. Each SRO unit shall have bathroom and kitchen facilities. Interior common area will be provided, along with laundry facilities and a cleaning supply room. A manager shall be available at all times. Units shall be rented month-to-month for a period not to exceed six months.

Farm Worker and Employee Housing

Pursuant to the California Employee Housing Act (Section 17000 of the California Health and Safety Code), any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure within a residential land use designation. Employee housing for six or fewer people must be permitted wherever a single-family residence is permitted. To comply with state law, no conditional use permit or variance can be required for employee housing. The zoning ordinance does not reference employee housing or define it as a distinct use. When employee housing for six or fewer people is provided in a single-family residence it is regulated in the same way as comparable single-family residences.

State law further requires housing for agricultural workers consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single-family or household be considered an agricultural land use, and permitted in the same way as other agricultural uses. There are currently approximately 50 people working in the agriculture industry in the city. However, as an urbanized community, there is no land within La Cañada Flintridge designated for commercial farming or a comparable agricultural use that would warrant provision for agricultural worker housing under this requirement.

Short-Term Vacation Rentals

As home-sharing websites have risen in popularity in recent years, there has been a significant increase in the number of homes being offered on a short-term basis to generate rental income. Homes may be offered as “home-shares,” where the primary resident offers one or more rooms to visitors while remaining on site, or whole homes may be rented on a daily or weekly basis. While the impact of short-term rentals on housing availability and affordability is still being evaluated, there is evidence that short-term rentals have a negative effect on housing affordability by changing the way residential properties are used and reducing housing availability for local residents.

Jurisdictions vary in their approach to short-term rentals. On one end of the spectrum, some cities remain silent on the issue and do not create specific permits or regulations for short-term rentals. On the other end, some cities choose to ban short-term rentals of any kind. Many cities do allow short-term rentals at least some zones, while also requiring permits for rental properties and including performance standards for short-term rentals.

At this time, the City’s Zoning Code does not include regulations specific to short-term vacation rentals. In early 2020, the City Council considered an ordinance to prohibit short-term vacation rentals within La Cañada Flintridge. However, based on input from the community in support of short-term vacation rentals, the Council instead decided to study the issue further and evaluate potentially allowing rentals with regulations. In the meantime, since the City’s Zoning Code is a permissive one, short-term vacation rentals are not allowed because they are not specifically called out as a permitted use.

9.3.2.4 Housing for Persons with Disabilities

Housing options for persons with disabilities are often limited. The Americans with Disability Act (ADA) came into effect in 1990. Multi-family housing built prior to 1990 does not typically include accessible units on the ground floor and the ADA does not cover single-family homes. Rehabilitation to accommodate the accessibility needs of disabled residents is needed, particularly to the older single-family housing stock. Therefore, it is important that the City’s codes, policies, and regulations are free of constraints to encourage rehabilitation of the existing housing stock and to comply with ADA requirements.

Compared to other cities in the region, La Cañada Flintridge has a lower percentage of people with a disability. In general, the percentage of people with disabilities in La Cañada Flintridge is lowest for the younger population and increases with age. However, even among people 65 years and older, residents of La Cañada Flintridge have fewer disabilities than residents of other nearby cities. Potential constraints on housing for persons with disabilities are addressed below.

Land Use Controls

The City's Zoning Code complies with the Lanterman Disability Services Act with regard to licensing for residential care facilities for the disabled. According to the State Department of Social Services, there are two residential care homes for the elderly, serving 12 residents, located in La Cañada Flintridge.

As described above, group care facilities for developmentally disabled adults serving six or fewer persons are permitted in the R-3 and RPD zones. Private institutions of 16 people or more are conditionally permitted in the CPD zone and the DVSP Institutional zone. Group care facilities of seven or more individuals are conditionally permitted in the CPD, MU and DVSP Institutional zones. As part of the comprehensive update to the Zoning Code that is currently in process, the code will be clarified to ensure that group care facilities are permitted in accordance with the requirements of state law, and to show clearly which zones permit group care facilities (Program 3).

As described above, supportive housing links the provision of housing and social services for people with disabilities. Supportive housing is recognized in the Zoning Code as a residential use to be permitted in the same manner as comparable residential uses in the same zone. When located within $\frac{1}{2}$ mile of a transit stop, state law specifies that no off-street parking may be required for supportive housing. Program 15 includes updates to the Zoning Code to ensure that regulations for supportive housing comply with state law. With implementation of Program 15, the City's land use controls are not a constraint to development of housing for persons with disabilities.

Definition of Family

Local governments may restrict access to housing for households failing to qualify as a "family" by definition specified in the Zoning Code. Specifically, a restrictive definition of "family" that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities but not for housing families that are similarly sized or situated.⁶ The City of La Cañada Flintridge Zoning Code does not contain a definition of family.

⁶ California court cases (*City of Santa Barbara v. Adamson*, 1980 and *City of Chula Vista v. Pagard*, 1981, etc.) have ruled an ordinance as invalid if it defines a "Family" as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality, and therefore violates rights of privacy under the California Constitution.

Reasonable Accommodations Procedure

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that a paved path of travel can be provided to residents who have mobility impairments. Another example would be to waive the maximum lot coverage requirement to allow a disabled person to create a bedroom on the ground floor.

In 2014 the City amended the Zoning Code to include a formal procedure that utilizes administrative procedures to provide for reasonable accommodation requests. The amendment established a process for requesting reasonable accommodation with the Planning Commission and the Director of Community Development as the reviewing authorities, depending on the nature of the request. Written decisions include findings and are consistent with fair housing laws. However, the City recognizes that additional changes would further facilitate the reasonable accommodation process. Program 15 includes changes to the reasonable accommodation procedure in the Zoning Code to make these requests significantly easier and the time frame shorter for applicants.

9.3.2.5 Building Codes

State Health and Safety Code Section 17958 mandates that the California Building Standards Commission adopt the California Building Standards Code every 3 years. In 2020 the City adopted the 2020 County of Los Angeles Building Code (Title 26) by reference. The Los Angeles County Building Code is based on the 2019 California Building Code and the 2018 International Building Code.

Code Enforcement

The City can enforce code compliance through two different Municipal Code Sections; Chapter 1.04 – Penalty Provisions, which makes violation of the Code a misdemeanor and subject to a fine, or Chapter 1.07 - Administrative Citations, which may result in fines. The administrative citation process provides the City an alternative to the civil citation process and may be utilized instead of prosecuting code violations as misdemeanors through the judicial system. The administrative citation process is available in addition to criminal, civil or other legal remedies that may be available to the city to enforce violations of the Municipal (including Zoning) Code or applicable state codes.

The City contracts for one full time code enforcement officer. Code enforcement is reactive, not proactive, and operates on a complaint basis. When a complaint is received, the officer conducts an inspection. If the complaint is determined to be

unfounded, no further action is taken. Approximately 25% of the complaints received by code enforcement each year are determined to be unfounded.

If the complaint is verified, it is escalated to a case and the responsible party is identified and provided written Notice of the Violation (NOV), corrective action, date or compliance and opportunity to request review of the NOV. The officer first provides a Courtesy Notice to the responsible party, unless the complaint requires immediate action based upon life/safety issues or if a previous case regarding the same issue occurred within a 12 month period. If voluntary compliance is not gained by the identified date, a second NOV is issued, and then a Final NOV if the case is still not resolved. At any point in the process, if the responsible party contacts the City and shows progress in correcting the violation, additional time is provided, since the goal is to obtain voluntary compliance. After the Final NOV, an Administrative Citation may be issued. The first citation is \$200, a second is \$500 and a third is \$1,000. Citations are processed through a third party vendor, who provides an Administrative Hearing Officer that hears appeals. If a citation is issued and payment not received within 30 days, a 50% penalty is applied. After 60-days of non-payment, a second 50% penalty is applied. If payment is not received after 90-days, the citation processing center forwards the information to the Franchise Tax Board for collections.

Property maintenance issues generally do not escalate to prosecution; however, those that do have generally been through 12-18 months of contact with the Code Enforcement officer, multiple meetings with staff, with essentially no progress before the case is referred to a prosecutor. The City's building and zoning code enforcement processes and procedures are not considered constraints on housing supply and affordability.

9.3.2.6 Off-Site Improvements

Requirements for on- and off-site improvements vary depending on the presence of existing improvements, as well as the size and nature of the proposed development. The Zoning Code holds any person constructing any building or parking lot, or developing any area responsible to pay for a number of potential improvements, including concrete curbs, gutters, asphalt concrete street pavement, and sidewalks, if a nexus can be determined between the proposed development and the public improvement.

Proposed public street widths are specified in Table HE-38; however, existing pavement widths, especially for residential streets, are often less than that identified within Table HE-38 given the age of development throughout the city. The Circulation Element establishes ultimate buildout street standards for various types of streets. For a typical new residential street, the standards width is a 52-foot right-of-way (ROW). Private streets must be wide enough to meet the standards established by the Los Angeles County Fire Department for

equipment needs. Additional information regarding street widths and off-site improvements can be found in the Circulation Element.

Table HE-38. Off-site Improvements

Street Type	Right-of-Way (feet)	Curb to Curb (feet)
Primary	100	80
Major	80	Varies
Special Major	66	Varies
Collector	88	68
Residential Collector	60	40
Local Residential	52	36

Source: City of La Cañada Flintridge Circulation Element, 2013

The City of La Cañada Flintridge's fee structure includes some on- and off-site improvements, which are described in the section below. Off-site improvement fees include sewer connection fees and school fees. While these fees add to the cost of housing development, these fees are established to cover the costs of infrastructure, facilities, and improvements necessary to serve the development.

9.3.2.7 Fees and Permit Process

Planning and Development Fees

A limited set of fees and assessments are charged by the City to cover the costs of processing permits and providing services. Table HE-39 summarizes the planning fees charged by the City, while Table HE-40 summarizes the building permit fees for typical residential development. It should be noted that the City has no impact fees. The City does not charge or collect fees for water and sewer connections. Where the city is "sewered" and the purveyor charges connection fees, the City has a Sewer Connection Program that uses community block grant (CDBG) funds to assist very low-, low- and moderate-income households. The City collects the school fees on behalf of the La Cañada Unified School District. However, those fees are established by the district under state law, not by the City. Glendale Unified School District collects its own fee and developers are required to provide a receipt for payment of school fees before a building permit is issued. Current fees are available on the City's website (<https://cityoflcf.org/masterfeeschedule/>).

Building plan check and permit fees are based on the valuation of construction. To determine valuation, the City references the Marshall-Swift Valuation Services Guide – October 2018, and utilizes the use, type of construction and square footage.

Table HE-39. Planning Fees

Fee Type	Fee
General Plan Amendment	1\$5,000 deposit minimum with charges at the fully allocated hourly rates for all personnel involved plus any outside costs
Zone Change	2\$4,955
Specific Plan	3\$10,000 deposit minimum with charges at the fully allocated hourly rates for all personnel involved plus any outside costs
CEQA - (Mitigated) Negative Declaration	4\$1,000 or deposit for full contract cost plus 20% for City administration
CEQA – Environmental Impact Report	Deposit for full contract cost plus 20% for City processing
Conditional Use Permit – Major	\$4,515
Conditional Use Permit - Minor	\$1,540
Zoning Clearance (for compliant single-story residence)	\$75-\$375
Hillside Development Permit	\$465-\$4,515
Design Review -Architectural	\$750
Director's Review	\$200-\$530
Engineering Review	\$140
Variance	\$2,905
Final Parcel/Tract Map Review	\$1,500 and \$1,000 engineering deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs
Lot Line Adjustment Review	\$1,000
Second-floor Review	\$530-\$2,905
Tentative Parcel Map	\$5,700
Tentative Tract Map	\$11,395
Public Noticing Fee	\$75-\$600

Source: City of La Cañada Flintridge

Table HE-40. Building Permit Fees for Typical Residential Development

Use	Size	Building Plan Check Fees	Building Permit Fees (includes MEP*)	School Fees	Total
Apartment	1,000 sf	\$3,000	\$3,500	\$4,080	\$10,580
Condominium	1,300 sf	\$5,500	\$6,500	\$5,300	\$17,300
Single-family dwelling	2,000 sf	\$7,500	\$9,000	\$8,160	\$24,660

MEP = Mechanical, Electrical, Plumbing

Source: City of La Cañada Flintridge

Table HE-41 shows Planning Fees in adjacent jurisdictions. As shown in the table, fees in nearby jurisdictions are similar or higher to those in the City.

Table HE-41. Planning Fees in Adjacent Cities

	Pasadena	San Marino	Glendale	Burbank
Conditional Use Permit	\$5,471	\$3,165	\$11,760	\$3,640.50
Minor Conditional Use Permit	\$2,704	\$1,420	\$4,599	NA
Design Review	\$2,469	\$285-\$865	\$2,297-\$5,661	\$1,807.90

Source: City websites

Overall, total planning and development fees represent a small portion component of residential development costs in the city. For a 2,000 square foot one-story single-family residence on a non-hillside lot with a valuation of \$528,000, the Planning and Building fees would total approximately \$17,000. This is approximately 3% of the development costs for a single-family residence, excluding land acquisition cost.

Michael Baker International (MBI) prepared a Market Feasibility Analysis in support of the Housing Element that is presented in Appendix E. The purpose of the analysis was to determine at what density a multifamily development would be economically feasible in La Cañada Flintridge. As part of the same study, a potential 13 unit apartment building on 0.5 acres was also analyzed, and the cost per unit of permits and fees was determined to be approximately \$4,500. This was less than 1% of the total development cost, excluding land acquisition.

Reduction or deferral of fees can further incentivize residential development, particularly for affordable projects. As part of Program 4, the City will evaluate changes to fee policies in order to reduce, waive, or defer fees for residential development in order to encourage the construction of new market-rate and affordable projects.

Local Processing and Permit Procedures

La Cañada Flintridge's processing procedures for new housing developments and the modification of existing residential projects include the following permits and actions: tentative maps, administrative permits and appeals, discretionary permits (second-floor review, conditional use permit) and appeals, variances, hillside development, and planned developments. The City's Zoning Code, Residential Design Guidelines, Zoning Map, General Plan, and related resources are available on the City's website (<https://cityoflcf.org/planning/>).

The City complies with requirements under the state's Streamlining Review Act and makes all attempts to expedite permit processing. The Zoning Code is currently being updated to include modifications to permitting procedures to further streamline processing. The city is in the process of developing a dedicated application through the City's online permitting software that is specifically designed to address the requirements of SB 35. The application, and a written procedure for staff that would be made available to the public, will be available by the end of 2022. Program 4 includes changes to the City's permit processing procedures to minimize permitting time, and to modify permit requirements for some uses from a discretionary to a ministerial process.

Conditional Use Permit (CUP)

Most housing types are permitted by right in La Cañada Flintridge, with the exception of a few uses where the City must consider the location, access to services, and other site planning factors, in which case a Conditional Use Permit (CUP) is required. Currently, mixed use development and large group care facilities require approval of a CUP. The Zoning Code is in the process of being updated to allow residential development in the MU Zone (whether it is part of a mixed use project or is a stand-alone residential development) and large group care facilities as permitted uses (Program 3).

A project requiring a CUP must file an application with the Community Development Department. The application must generally include floor plans, elevations, landscape plans, and a site plan. A CUP application is a discretionary permit that requires review and approval by the Planning Commission via a public hearing. The Planning Commission must find the following to approve the CUP:

- The proposed project will not be in substantial conflict with the General Plan.
- The requested use will not adversely affect health, peace, comfort, or welfare of persons living or working in the surrounding area or be detrimental to the use of or other persons in the vicinity or jeopardize or otherwise be a menace to public, health, safety, or general welfare.
- The proposed site is adequate in size and shape to accommodate the requirements of the project.

- The proposed site is adequately served by highways, streets, and other public or private facilities as required.
- The proposed project preserves the existing scale and character of the surrounding neighborhood and protects public views and aesthetic values in the neighborhood.

These conditions are typical and do not constrain the development of housing. However, the City is proposing to streamline these findings as part of the comprehensive Zoning Code update.

Single-Family Development Review

The City employs three levels of development review, as follows:

Staff Level: While all submittals are now digital, staff uses the Zoning Code as an over-the-counter format when determining zoning compliance during the building permit process. This format does not require notification to neighbors and all review is generally performed the same day as submitted as part of the application for a building permit.

Director's Review: This level of review is required by the Zoning Code for certain projects, such as height modifications, modification of existing two-story residences, recreational vehicle parking or storage, minor hillside development, setback modifications, and requires electronic submittal of an application and fee. Notification to the surrounding neighbors will also be required. The Single-Family Residential Design Guidelines are used to assist in evaluating the project in conjunction with the requirements and findings of the special review; the Guidelines are not regulations. The processing and assessment of a Director's Review project can take one to four weeks.

Planning Commission Review: This level of review also requires electronic submittal of an application and fee associated with Modifications and Special Reviews required by the Zoning Code. However, the review process is more involved and requires a public hearing notice (notification through the newspaper and mailing) and a hearing before a single member of the Planning Commission acting as a Hearing Officer or the full five-member Planning Commission. The Commission will apply the Single-Family Residential Guidelines for projects that are subject to findings through Special Reviews. The members of the Planning Commission are appointed by the City Council and regular Planning Commission meetings are held the second and fourth weeks of each month.

Modifications and Special Reviews are triggered with setback modifications, large garage review, floor area review, height modifications and second floor reviews. The City Council has identified large second floor additions and new

two-story homes as projects with the most impacts on the compatibility of La Cañada Flintridge neighborhoods. Therefore, the tiered review process, from building permits and Director's Review to Planning Commission level reviews, was created to capture all second floor projects. A project is approved if it is found to be in compliance with the following finding:

The proposed project preserves the existing scale and character of the surrounding neighborhood and protects public views and aesthetics and other property values in such neighborhoods in a manner which is compatible with reasonable development of the subject lot and is consistent with the Residential Design Guidelines as adopted by Resolution of the City Council.

Design Review

Under the current standards, a Design Review by the Design Commission is required for non-residential development, residential planned development, mixed use development, and multi-family development. In order for design review approval to be granted, the following findings must be made:

- The design and layout of the proposed development is consistent with the General Plan and any design criteria adopted for specialized areas, such as designated historic or other special districts, planned developments, master plans, or specific plans, or adopted for the project through conditions of approval or development agreements;
- The design and layout of the proposed development will accommodate the functions and activities that are proposed for the property, will not unreasonably interfere with the use and enjoyment of neighboring property, and will not create traffic or pedestrian hazards;
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood and that all reasonable design efforts have been made to maintain the harmonious, orderly, and attractive development contemplated by this title and the General Plan;
- The design of the proposed development will provide a desirable environment for its occupants and visiting public as well as its neighbors and that it is aesthetically of good composition, materials, texture, and color that will remain aesthetically appealing with the level of maintenance that might reasonably be expected.

The time frame for Design Review is generally two to eight weeks. Applicants are encouraged to consult with planning staff as early as possible in the design process. Review by the Design Commission involves the following:

Design Concept Review (Optional): Design concept review is the opportunity for initial Design Commission response to the project. Topics of review include building massing and siting, circulation, facade composition and articulation, and open space design.

Final Design Review: Final design review includes review for compliance with conditions set forth in design concept approval, as well as more detailed concerns including materials, colors, lighting, detailing, and landscape/hardscape specifications.

During Design Review, the Design Commission evaluates projects for compliance with the Zoning Code and architectural compatibility with the neighborhood. During the public hearing, City staff will present a report to the Commissioners, make a recommendation and the Commissioners will discuss the project with the applicant. The applicant is given the opportunity to make a presentation to the Design Commission and community members are invited to speak about the proposed project. Following the hearing, the project will be approved, approved with conditions, denied or continued to a future date for a redesign.

In cases for which Planning Commission action is required, Planning Commission review and action shall precede final Design Commission review and action. Design Commission review concurrent with planning commission review shall be used for those cases in which the Director of Community Development determines that design considerations are essential to project analysis for the purpose of the Planning Commission action.

The City has established design guidelines for single-family residential uses, which provides general guidelines, not regulations, on the architectural style, streetscape, scale and mass, setbacks, site planning and environmental considerations (e.g., shade and sun, imperious coverage, and sustainable building materials), physical design (e.g., façade treatment, roof treatment, lighting), and landscaping consideration.

The Downtown Village Specific Plan contains general design guidelines for multi-family residential developments in the Specific Plan area to avoid a massive appearance, give considerations to immediate edges, and unit sizes.

As noted previously, the comprehensive update of the Zoning Code includes preparation of objective design standards for all multifamily projects in La Cañada Flintridge, including the R-3, MU, and DVSP zones (Program 3). This would remove the discretion to deny based on current subjective guidelines. If a project were to be received prior to this occurring, state requirements would supersede the current code.

Hillside Development

Hillside development standards and approval procedures apply to any development that requires a building permit on a lot or parcel of land, residentially zoned and in residential use, which has an average slope of 15 percent or greater. The project must go through an approval process that varies based on the size of the unit of the addition. This process can include a

Director's Review, Administrative Hearing, or Planning Commission Review (Table HE-42). Given the safety concerns related to hillside development discussed in other sections of this chapter, this permit procedure is considered reasonable. Furthermore, the City does not anticipate any affordable housing construction would be feasible on a hillside given the costs involved, with the possible exceptions of ADUs/JADUs, which can offer opportunities for affordable housing in the areas with appropriate access and egress, unless otherwise restricted due to safety concerns as addressed in Program 21.

Hillside development must also abide by parcel standards and guidelines, based on density and slope factors, grading guidelines, siting requirements, architectural design guidelines, and landscape and lighting guidelines.

Table HE-42. Hillside Development Procedure

Development Type	Director's Review	Administrative Hearing	Planning Commission
New Developments			X
Existing Development			
<i>Ground Floor Increases</i>			
600 sq. ft. or less	X		
601-1,200 sq. ft.		X	
Greater than 1,200 sq. ft.			X
<i>Second Floor Additions</i>			
600 sq. ft. or less		X	
Greater than 600 sq. ft.			X

Source: City of La Cañada Flintridge Zoning Code (as of 2021).

Project Approval Procedure

The project is initiated by an application that undergoes the necessary hearing procedures discussed earlier. Notification of the hearing must be provided to all property owners within 300 to 800 feet of the proposed site depending on the type of application 10 days prior to the hearing. Conditions of approval are authorized at any level of discretionary review.

Director's Review involves a review of the project application by the Director of Community Development or his or her designee. The Director must find that the project is not in conflict with or detrimental to the public health, safety, or welfare of the community and conforms to the City's General Plan.

During an Administrative Hearing, the application is reviewed by a delegated administrative hearing officer (one Planning Commissioner). An administrative

hearing officer must find the following in order to approve a hillside development project:

- The project, through elements of architecture and landscape design, will uphold the policies in place and be harmonious with the built and natural setting.
- The project will maximize potential for sensitive use and effective preservation of open space.
- The project will not be detrimental to public health, safety, or general welfare.
- The project will not adversely affect the orderly development of property within the city.
- The project will conform to the goals and policies set forth in the General Plan.
- The project will not create a nuisance, hazard, or enforcement problem within the neighborhood or the city or require the City to provide an unusual or disproportionate level of public services.
- The project possesses unique characteristics such as minimal views or the potential for reducing effectively viewed bulk, which justifies exceeding one or more of the provisions set forth in the Zoning Ordinance to permit project development.
- Any potential for the project to be viewed as excessively massive from any vantage point, near or far, is mitigated by screening or siting characteristics.
- The project does not create an avoidable or unreasonable impairment of the view from any other property.

Appeals may be made in person by filing a written letter within 15 days of the action. Actions of the Director or Administrative Hearing and actions of the administrative hearing authority are subject to appeal to the Planning Commission.

Processing Time

The average processing time for residential projects in the city varies depending on project complexity. Discretionary projects that can be approved by City staff typically require an initial plan check and a final plan check, each of which require two or three weeks to review upon submittal of a complete application. Any significant development in the hillsides or multi-family development requires Planning Commission approval, which generally takes eight to 10 weeks from time of complete application to public hearing. Appeals to the City Council take approximately one additional month to be placed on the Council Agenda. Table HE-43 provides the estimated timeframes for various processes. These

timeframes are considered typical and meet the requirements of the state Permit Streamlining Act.

Table HE-43. Processing Time

Action	Typical Processing Time
Director's Review	2 weeks
Administrative Hearing	5 weeks
Design Commission Review	2-8 weeks
Planning Commission Hearing	4-12 weeks
City Council	16 weeks

Source: City of La Cañada Flintridge, Planning Department, 2021

9.3.3 Environmental and Infrastructure Constraints

9.3.3.1 Environmental Constraints

Environmental constraints include physical features of the landscape that may impact the availability of land for housing construction, such as fault zones, steep slopes, floodplains, and fire hazard zones.

La Cañada Flintridge is subject to seismic activity from the Sierra Madre Fault zone. Regionally, several active faults are considered capable of affecting property within the city. With many homes constructed prior to the 1930s, the city's housing stock includes unreinforced masonry structures that are particularly vulnerable in an earthquake. The exact number of such structures is not known, and the high quality of construction employed in the City suggests that many pre-1934 masonry structures may actually be reinforced. One area of the city (the 91011 zip code) was not included within the Earthquake Brace and Bolt program (EBB), which provides grants for seismic retrofitting, for several years. The City is currently working with the state to ensure all homes are eligible for the EBB program. Property owners who do seismic retrofitting voluntarily utilize the City of Los Angeles' standard plans, which minimizes review by Building and Safety and cost and time for applicants. This program is still active, but registration is currently closed.

As a hillside community, La Cañada Flintridge is subject to landslides, increased likelihood of firestorms, and seasonal mudflows. However, several precautionary actions have been taken to protect hillside areas, including the establishment of a series of fire roads on open hillside areas, drainage debris basins, and flood control structures. The City regulates the number and degree of manmade cuts and fills through its Hillside Development Ordinance for all properties that have an average slope of 15 percent or greater. Site grading and building design are primary concerns of the City and new development must meet stringent requirements for geologic and soils stability. As part of the

comprehensive update to the Zoning Code, the City is adding a chapter that specifically addresses site grading to enhance the safety precautions.

Future residential development in the city will be focused primarily along the Foothill Boulevard corridor, either in the Downtown or in multifamily and mixed use areas. These sites are located outside of the hillside areas and therefore not subject to landslides or mudflows associated with hillside developments.

According to the City's Local Hazard Mitigation Plan, only 0.21 square mile of La Cañada Flintridge either has not had a flood risk assessed or is located within in a 500-year flood risk area. This equates to approximately 2.5 percent of the area within the city, which means that very little land is constrained by potential flooding concerns.

The Safety Element of the General Plan was updated concurrently with the Housing Element. Since the entire city is in the Very High Fire Hazard Severity Zone, the primary focus was on multiple aspects of fire safety. Properties located in these designated zones are subject to more stringent building code and vegetation management requirements than properties outside of these zones. Data from the wildfirerisk.org website published by the USDA Forest Service indicates that populated areas in La Cañada Flintridge have, on average, greater wildfire likelihood than 85% of all the communities in Los Angeles County.

The updated Safety Element includes more stringent policies to: ensure development review requires the use of current fire safe design methods; improve emergency evacuation procedures; enhanced education and communication of fire-related safety and mitigation practices; and ensure accessibility for emergency vehicles. The updated Safety Element identifies 15 neighborhoods in the City with a single point of ingress/egress. No new ADU development is allowed in these 15 neighborhoods to protect the public from wildfire hazards. This is not considered a constraint to new development.

In some situations, the implementation of these environmentally sound protection measures may reduce the total number of new housing units that can be developed from the number that would be developed in a non-hillside area. However, it is recognized that such protection is necessary for long-term stability and safety.

9.3.3.2 Infrastructure Constraints

Of critical importance to the maintenance of existing housing and development of new housing is the availability of adequate infrastructure, including water facilities, drainage and debris channels, sewage facilities, and streets and related elements (street trees, lighting, sidewalks, and curbs). The provision and maintenance of these facilities in a community enhances not only the character of the neighborhoods but also serves as an incentive to homeowners to routinely

maintain and keep up their homes. Within La Cañada Flintridge, infrastructure conditions vary as many neighborhoods lack certain street elements, including streetlights, sidewalks, and curbs. The absence of these elements is considered a desirable indication of a semi-rural residential area.

A significant infrastructure constraint has been the lack of sanitary sewers to serve the city. For a number of years, only two areas were served with public sewers: the northeastern section near the La Cañada Flintridge Country Club and the western-most section along Ocean View Boulevard and near Glen Haven Park.

In 1998, the City embarked on a process to provide sewers to all residences within the city limits. The City installed a sewer system along Foothill Boulevard to support intensified development along the Foothill Boulevard commercial corridor, including parcels designated for multi-family development. The possibility of connecting homes to the Glendale and Pasadena sewer system is also being pursued. To date, there are about 20 homes north of Foothill that are not connected to a sewer system.

Virtually all of the future residential development for fulfilling the RHNA is expected to be accommodated along the Foothill Boulevard corridor, which is the sewerered portion of the city. However, lack of sewer availability continues to be a constraint on overall development outside areas served by sewers.

Adequate capacity is available to accommodate the sewerered portion of the city. When additional areas are provided with sewers, additional capacity will be acquired from the districts. Lots to be designated for future residential within the Downtown Village Specific Plan and Mixed Use land use designations have already been annexed into either the Los Angeles County Sanitation District No. 28 and 34 (Sewer Assessment District 1,2 and 3B) or the Crescenta Valley Water District (Sewer Assessment District 3A) that discharges via the City of Los Angeles Department of Public Works, Bureau of Sanitation. New development would be required to comply with either the LACSD or the City of Los Angeles requirements for trunk sewer system disposal facilities. The City offers has the Sewer Connection Grant Program to assist lower and moderate-income households, especially extremely low income households, with the costs of connecting single-family homes to the City's sewer system in the City's sewer districts (Program 11). The increase in wastewater at buildout of the General Plan in 2030 is estimated at about 0.5 percent of existing capacity and is not considered to result in the need for additional wastewater facilities.

As the City has no municipal water service, the Foothill Municipal Water District (FMWD), provides water to four retailing agencies that directly serve the city: the Mesa Crest Water Company, La Cañada Irrigation District, Valley Water Company, and Crescenta Valley Water District. These four agencies are responsible for the City's water infrastructure, providing both drinking water and water for firefighting purposes. According to the purveyors, the city has

adequate water supply to serve its projected population through 2040. Pursuant to State law, when water supply becomes an issue and an allocation system must be put in place, then the water purveyors are required to provide priority status to affordable housing projects for water allocation.

Due to the age of the city, which was mostly built prior to incorporation in 1976, water infrastructure and supply may not meet current standards. In many areas of La Cañada Flintridge, fire hydrants do not meet current Fire Code standards for spacing and the reliability of the water distribution infrastructure for firefighting is unknown. The City does not have jurisdiction to require the water agencies to routinely maintain and test the water infrastructure.

During the development review process, the City and the Los Angeles County Fire Department (LACoFD) will review water flow and distribution requirements for new development projects to ensure adequate water pressure for firefighting. The City also will work with the four water districts listed above to encourage them to evaluate the adequacy of emergency water line capacity as it relates to fire flow requirements, and both test and evaluate the reliability of the water infrastructure.

Dry utilities generally consist of electricity, natural gas, telephone and cable. Electricity in La Cañada Flintridge is provided by Southern California Edison, and natural gas is provided by SoCal Gas Company. Southern California Edison has been performing upgrades in the community in the spring and summer months of 2022, improving their service and reducing the incidence of blackouts. As part of the City's recently adopted Safety Element, the City met with SoCal Gas Company to discuss wildfire hazards related to gas pipelines. SoCal Gas provided no indication that service to the City is a problem. Los Angeles County recently passed an ordinance banning the sale of new gas appliances. Once this action becomes part of the building code, this will likely lead to less reliance on natural gas in future years.

TV/Internet is provided by Charter Spectrum and others. Telephone service is provided by a number of carriers and the trend has been for many homeowners to switch from landlines to reliance on mobile phones only. Landline service is available through the cable company, and other providers such as AT&T. Dry utility service is easily obtainable and not a constraint to housing development.

9.4 Housing Opportunities and Resources

9.4.1 Future Housing Need

State Housing Element law requires a local jurisdiction to accommodate a share of the region's projected housing needs for the planning period. This share, known as the Regional Housing Needs Allocation (RHNA), is important because state law mandates that the jurisdiction must provide sufficient land to

accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability to provide adequate land to accommodate the RHNA. The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the six-county region.⁷

9.4.1.1 RHNA for 2021-2029 (6th Cycle RHNA Period)

La Cañada Flintridge's share of regional future housing needs is a total of 612 new units for the 2021-2029 RHNA period (from June 30, 2021, through October 15, 2029). This allocation is distributed into four income categories, as shown below in Table HE-44 (While identified separately, the "Extremely Low" income category is a subset of the "Very Low" income category.) The RHNA includes a fair share adjustment which allocates future need by each income category in a way that meets the state mandate to reduce over-concentration of lower income households in historically lower income communities or areas within the region.

Table HE-44. Housing Needs for 2021-2029 RHNA

Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)*	126	20.6%
Very Low (31 to 50%)	126	20.6%
Low (51 to 80%)	135	22.0%
Moderate (81% to 120%)	139	22.7%
Above Moderate (Over 120%)	86	14.1%
Total	612	100.0%

Source: Final Regional Housing Needs Allocation, SCAG, March 2021.

AMI = Area Median Income (\$77,300 for 4-person household)

** "extremely low-income households" is a subset of "very low-income households"*

Through its Housing Element, the City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units throughout the 6th Cycle RHNA period, accounting for "no net loss" as required by state law.

9.4.1.2 Credits Toward the RHNA

The 6th cycle RHNA covers a planning period that is approximately 8.3 years, from June 30, 2021, through October 15, 2029. Housing units built, under construction, or approved June 30, 2021 onward, can be credited towards

⁷ Southern California Association of Governments (SCAG) covers a six-county region, including Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial.

meeting the City's RHNA. Units in various stages pending approval (aka pipeline projects) also can be credited toward the RHNA. These units can be subtracted from the City's share of regional housing needs. The City must demonstrate in this Housing Element its ability to meet the remaining housing needs, through the provision of sites, after subtracting credited units (

Table HE-45).

Units Approved

As of July 1, 2021, the City entitled a total of 35 housing units, which were all ADUs/JADUs⁸. See Table HE-45 for unit type and affordability category.

Units Pending Approval

As of July 13, 2022, a total of 91 units, including condominiums, ADUs/JADUsⁱⁱ and single-family homes, were at various stages of review and approval, but have not yet been approved. See Table HE-45 for unit type and affordability category.

Remaining Steps in the Approval Process

Approvals by outside agencies, such as LA County Fire Department is required for all new construction and additions to existing structures. LA County Department of Public Health is required where the property is on septic. The City has no control over the timeframes associated with these outside agencies. Within the City, review and approval or review and comments from Planning generally occurs within 1-3 days of submittal. Building plan check generally occurs within 3-5 weeks and if demonstrating compliance with Building Code, can be approved after the first plan check. However, most projects require 2-3 rounds of plan check. Second and subsequent plan checks generally take 1-3 weeks.

Remaining Housing Need to be Accommodated

After accounting for units approved and pending approval, a remaining need of 486 units exists. See Table HE-45 for unit type and affordability category. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of such units by October 15, 2029.

⁸https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527) Accessed 4.16.21

Table HE-45. Credits Toward RHNA

	Unit Type	Lower	Moderate	Above Moderate	Total
RHNA		387	139	86	612
Net Units with Permits Issued after 7/1/21					
	SFD			0	0
	ADUs	24	1	10	35
Net Units Pending Approval or In Process as of 7/13/2022					
	SFD	---	---	4	4
	ADU/JADU	32	1	14	47
4600 Ocean View Blvd. (Pipeline Project)	Condo	---	---	20	20
Pipeline Project : APNs 5810-008-022, 5810-008- 050, 5810-008-053, 5810- 008-055	GPA & ZC to amend to R-3 (MFR)	---	---	20	20
Subtotal:		56	2	68	126
Remaining RHNA		331	137	18	486

9.4.1.3 Future Residential Development Potential

As has been noted, the City of La Cañada Flintridge is primarily built out. However, as is required by state Housing Element law, the City has identified sites that could accommodate La Cañada Flintridge's future housing needs in accordance with the 6th Cycle RHNA. Appendix C (Sites Inventory) provides a list of the vacant and underutilized properties in the City. With very little vacant land left in La Cañada Flintridge, the City's strategy is to identify remaining vacant properties and underutilized sites, primarily focusing along the Foothill Boulevard corridor.

The intent of the City's General Plan Land Use Element and the DVSP has been to encourage a walkable, mixed use village atmosphere along Foothill Boulevard, the City's primary commercial corridor. Promoting housing in mixed use areas via mixed use and stand-alone residential development also supports use of transit, bicycling, and walking as alternatives to the use of a personal automobile, which is beneficial to a broad spectrum of residents who depend on or choose alternative modes of transportation. This strategy is also consistent with the City's adopted Climate Action Plan and the objective of reducing VMT.

One of the factors that is making mixed use and residential development in predominantly commercial corridors more viable is the impact of e-commerce on local and national retail shopping. The last decade has brought a significant increase in online sales, with e-commerce sales rising steadily from 6.4 percent in

2010 to 21.3 percent in 2020.⁹ This national trend, which was exacerbated by the coronavirus disease (COVID-19) pandemic (which started in 2019 and is still ongoing as of the date of adoption of this Housing Element), is not expected to decline. One economic impact of the COVID-19 lockdown is the number of businesses that have permanently closed, with small businesses especially hard hit. Even many services are moving to an online platform, such as banking and insurance. The impact of the pandemic also has resulted in more people working remotely (usually from home); although many will return to their places of employment after the pandemic, estimates are that as many as 25-30% of the workforce will continue to work at home on a multiple-days-a-week basis.¹⁰

Due to a variety of factors, including online sales trends, businesses closing, and more people working remotely, cities across the country are recognizing the need to provide flexibility in land uses in traditionally commercial areas by allowing a greater mix of uses, including mixed use development (a mix of residential and compatible non-residential uses in the same building or on the same site), and even stand-alone residential uses in traditionally commercial areas to create mixed use areas. Additionally, there are many underutilized parcels in La Cañada Flintridge that were constructed prior to the 1980s, with 1953 as the median year these parcels were developed. Many are antiquated commercial uses with significant amounts of surface parking. These properties exhibit similar characteristics in terms of conditions and existing operations as other properties that have been redeveloped in the past, such as the Town Center project, which was the most significant redevelopment project in several decades.

According to the methodology developed by the University of California at Berkeley for the State of California Business, Transportation, and Housing Agency, the ratio of land improvements to land value (ILR) can facilitate identification of underutilized sites with potential for infill or redevelopment with higher density residential and/or mixed use developments. An improved site may be considered underutilized if it is located in a non-single-family area (e.g., commercial, industrial, multi-family, etc.) and the total value of improvements on the site is less than the total value of the underlying land (i.e., ILR < 1.0).

A parcel-specific analysis was conducted on properties within the City to identify vacant and underutilized properties by reviewing Los Angeles County assessor data of improvement and land values. The underutilized properties have an ILR less than 1.0, indicating the land is worth more than the improvements on site. Sites that are identified as being proposed for a Religious Institution Overlay Zone (see below) were not evaluated for their ILR value

⁹ US Ecommerce Grows 44.0% in 2020 (<https://www.digitalcommerce360.com/article/us-e-commerce-sales/#:~:text=Online's%20share%20of%20total%20retail,2019%20and%2014.3%25%20in%202018.>)

Accessed 4.22.2

¹⁰ <https://globalworkplaceanalytics.com/work-at-home-after-covid-19-our-forecast>. Accessed 4.23.21

because the assumption is that the existing use will be retained, and the institution will add residential units to the property.

As a result of the issues and trends identified above and the City's land use policies expressed in the DVSP and Land Use Element, the Sites Inventory prepared for La Cañada Flintridge's 6th Cycle Housing Element anticipates and provides for additional opportunities for mixed use and stand-alone multifamily residential development, as summarized below. The City desires to retain and support its commercial and service establishments, which is why the mixed use land use designation and zones are retained, to encourage both development of new residential uses and maintenance of the community's commercial core. The RHNA also estimates the construction of additional ADUs/JADUs in the coming years.

9.4.1.4 Overview of Residential Development Potential and Realistic Capacity Assumptions by Zone

This section summarizes residential development potential by zone for the 6th Cycle RHNA. Pursuant to state law (AB 2348), development capacity must be estimated on a realistic basis, not theoretical basis; it must account for development trends and patterns, as well as development standards such as height limit, parking requirements, open space/landscaping requirements, and lot coverage/setbacks. An overview of each zone and/or residential use is provided, as well as recent trends, as applicable. To estimate development potential, the lower limit of development density is used, rather than the maximum density. As part of the City's discussions with developers, the City has identified development standards that can facilitate R-3 and mixed use development at the target density, which is a component of Program 4.

During the period represented by the 5th Cycle Housing Element, no single-family homes in the City were redeveloped with multifamily development and no new multifamily developments on mixed-use or multifamily zoned properties were constructed in La Cañada Flintridge, so there was no local trend from which to establish realistic capacity assumptions for multifamily housing.

To demonstrate a local track record of infill and mixed use development with all of or a portion containing residential units, the City looked at recent projects in comparable nearby cities, as shown in Table HE-46, including communities in foothill areas like Monrovia. The projects in the table were selected because they show recycling trends of non-residential properties to residential uses.

Table HE-46: Recycling Trends—Sampling of Entitled and Constructed Projects in Neighboring Jurisdictions

Jurisdiction	Address or Location	GP/Zone	Description	Previous Use(s)	Units	Acres	Density (du/ac)	Approval
Monrovia	Avalon Monrovia	Specific Plan	Mixed use with apartments, retail, and parking garage	Demolish three commercial buildings and two office buildings.	154	2.1	73	2021
Monrovia	Alexan Foothills	Specific Plan/PUD	Five story residential complex and parking structure	Lot consolidation of eight parcels and rezoned from manufacturing	436	6.77	64	2021
Monrovia	127 Pomona	Specific Plan	Seven story residential complex, commercial, and underground parking	Demolish light industrial buildings	232	1.83	127	2021
Monrovia	MODA at Monrovia Station, 400 feet north of Metro L (Gold) Line	Station Square Transit Village	Multifamily moderate income workforce housing	Converted market rate apartment building	261	4.6	57	2018
Monrovia	Station Square South 225 W Duarte Rd	Specific Plan	TOD, multifamily units	Demolish existing industrial, warehouse and fitness club use. Seven parcels merged, near L (Gold) Line and road vacation	296	3.8	78	proposed
Monrovia	Arroyo at Monrovia Station	Specific Plan	Live/work units, multifamily, commercial, and parking structure	Parcel consolidation; single-family homes, industrial structures, paved parking lots, and truck delivery facilities	302	2.9	104	2020
Monrovia	910 S Ivy Ave	RM/RH	Townhomes	Two homes	6	0.37	16	approved
Monrovia	425 W Duarte Rd	RH	Condominiums	Non-conforming use	6	0.35	17	approved

Jurisdiction	Address or Location	GP/Zone	Description	Previous Use(s)	Units	Acres	Density (du/ac)	Approval
Monrovia	715-721 W Duarte Rd	RH	Townhomes	Consolidate four residential parcels	12	0.63	19	2019
Pasadena	388 Cordova	CD-2	Condominiums	High-rise office building	62	0.43	144	2019
Pasadena	99 W Green St., Old Pasadena prime location	CD-1 AD-1	Mixed Use with commercial and 18 residential units	Former Twin Palms restaurant site	18	0.12	150	2021
Pasadena	444 N. Fair Oaks Ave and 425 Raymond	FGSP-C-3B	Multifamily	Throop Lumber Yard, a commercial hardware center and building materials supply company, and existing multifamily. Demolish existing 3,700 s/f of office.	206	2.08	73	proposed
South Pasadena	845 El Centro St	MSSP and RM	Mixed-Use, TOD, multifamily housing	Office building, three parcels were consolidated	60	1.6	45 on MSSP 9 on RM	2021
South Pasadena	1101, 1107, 1115 Mission St	MSSP	Mixed use and residential units	Portion of existing building demolish, adaptive reuse, and new buildings added	36	0.72	50	2021
South Pasadena	820 Mission St	MSSP	Mixed-Use, TOD, multifamily housing	Laboratories	38	1.90	20	2017
South Pasadena	625 Fair Oaks	CO	Senior Housing	Commercial retail with underutilized parking lot	86	2.62	33	2020
South Pasadena	Village Meridian Ave and Mission St	MSSP	Mixed-use, retail, loft condominiums, townhomes, and duplexes and single-family residences	Lower density, dilapidated homes, and a convalescent hospital	67	1.6	42	2005

Sources: Monrovia Revised HCD Draft 2021-2029 Housing Element; Pasadena Revised HCD Draft 2021-2029 Housing Element Update; City of South Pasadena April 2022, 2021-2029 Public Review Draft General Plan Housing Element Update; Los Angeles County Assessor parcel website.

As the City commenced work on modifying the second Draft Housing Element and revising the Sites Inventory, the City determined more analysis was

necessary to ensure realistic capacity assumptions were sound, and the Sites Inventory was based on current, reliable data. The City first eliminated sites with existing single-family homes that are an impediment to reuse, with one exception: one lot that contains two single-family homes on an almost one-half-acre parcel remains as part of the Sites Inventory. The site is included with the property owners' knowledge and agreement.

Given the fact that property values are higher in La Cañada Flintridge than in many of the surrounding communities, an economic analyst was retained to prepare a Market Feasibility Analysis to gauge the potential for developing multifamily housing in the City (Appendix E). The study looks at several factors that define the form and scale of residential development, including housing types, various densities, floor area ratios, market rents, and affordable rents. These factors were combined in various scenarios to give a picture of the range of possible residential projects that could be built on available sites in the city. The study was performed using current (spring/summer 2022) market values. A pro forma analysis was conducted, which involves assumptions about current and future market conditions affected by both national and global economic factors, including construction costs, and the availability and cost of financing. Current assumptions of these conditions are factored into the analysis. The pro forma analysis looked at three potential densities and concluded that a density of 26 units per acre is reasonably close to market feasibility in La Cañada Flintridge. For this reason, the base density for high density residential development was increased from 20, to a base of 25 and a range established of 25 – 30 dwelling units per acre. As a result, for purposes of calculating the realistic capacity of sites in Appendix C, Sites Inventory, the following density factors were used to meet the City's RHNA.

- **High Density Residential / R-3 (minimum 25 to maximum 30 dwelling units per acre):**

The City currently has very little land (less than one percent) designated and zoned for multifamily residential development, and the majority of it is already built out as apartments and condominiums. As stated previously, while there are several properties that were redesignated and rezoned from R-1 (single-family residential) to R-3 (multifamily residential) as part of the 5th Cycle Housing Element program, none of these sites has recycled from single-family houses to multifamily developments during the 5th Cycle, so they have not been included in the 6th Cycle sites inventory for meeting the RHNA; they are, however, available as potential sites. The one exception of parcels containing single-family homes on the Sites Inventory is one lot that contains two single-family homes on a single parcel. The site is included with the property owners' knowledge and approval, as explained above.

The City is proposing to rezone two vacant adjacent parcels (see the parcels identified as Site #95 and #96) on Foothill Boulevard from R-1 to R-3. No other parcels are proposed to be rezoned to R-3 due to the built-out nature of

the city, the lack of vacant land, and the safety constraints noted in other chapters of this Housing Element.

- **Hillside Residential (R-1—10 Acres) to Medium Density Residential (R-1—5,000)**

La Cañada Flintridge has been a predominately low density residential community since prior to its incorporation in 1976. It has five land use designations for single-family residential and eight corresponding zones, ranging from one unit per 10 acres to one unit per 5,000 square feet. Since the only units anticipated to accommodate the RHNA in any single-family zone are ADU/JADUs (which are described below), the Sites Inventory does not include specific sites that are currently zoned R-1 and proposed to stay R-1 and no density factor is provided.

- **Mixed Use / MU (25-30 dwelling units per acre)**

The Land Use Element includes a Mixed Use land use designation, which is implemented by the Mixed Use (MU) Zone in the Zoning Code. Vacant and underutilized parcels in the Mixed Use land use designation are described in greater detail in Appendix C. Most of these properties contain low-intensity commercial uses with large surface parking lots. Some properties contain vacated businesses.

The City's existing Mixed Use Zone requires a minimum of 30 percent of a project's floor area to be developed and maintained with nonresidential uses; the density for residential use is a minimum of 20 units per acre to a maximum of 30 units per acre (not inclusive of state required density bonuses). Program 3 proposes to revise the MU Zone to establish the residential density range at 25 -30 du/ac, and to also allow 100 percent of a project's floor area to be developed with multifamily residential uses at a density of 25-30 du/ac, based on the Market Feasibility Study commissioned by the City to determine the appropriate base density for multifamily residential development in the City (Appendix E). A total FAR of 1.5 would apply to both the residential and non-residential component of a project proposed in the Mixed Use Zone. Revising the MU zone to only permit a FAR of 0.5 for a purely commercial project would provide an incentive for mixed use or residential projects.

The objective of the General Plan is to encourage mixed use/residential development on surface parking area to complement the existing uses. Allowing stand-alone residential development on MU-zoned properties promotes mixed use on the Foothill Boulevard corridor, which promotes the benefits of access to goods and services, transit and bicycle routes, and other community amenities. An added benefit is that additional households in proximity to commercial establishments provides more customers, which can further support local businesses.

Based on the declining trend of retail and potential impacts of COVID-19 on office and retail use discussed in this Housing Element, interest demonstrated by proposed and pipeline projects, and discussion with developers conducted for the Housing Element, this change is considered an incentive for development. The City is using the same density factor of 25 dwelling units per acre for the MU Zone as is being used for the R-3 Zone, due to the same density range and similar site conditions.

- **Proposed Religious Institution Overlay Zone (25-30 dwelling units per acre)**

AB 1851 (2020) incentivizes religious institutions to construct housing on their properties by prohibiting a local agency from requiring the replacement of religious-use parking spaces that a developer of a religious institution affiliated housing development project proposes to eliminate as part of that project. Due to the built-out nature of La Cañada Flintridge, religious institutions in the city provide the potential to accommodate housing on their sites to assist the City in meeting the RHNA. The City proposes to facilitate housing on religious institution properties by establishing an affordable housing overlay [Religious Institution Overlay Zone (RI-OZ), Program 5)]. These properties would be appropriate for the addition of multifamily housing due to their locations near transit, services, businesses, and other resident-serving uses. Not all religious institutions in the city are proposed for the RI-OZ due to the built-out nature of their properties; however, the RI-OZ is a tool that could be utilized by any religious institution should conditions change.

Due to the built-out nature of La Cañada Flintridge, this is a valuable strategy to provide additional housing opportunities for lower and moderate income households. Utilizing church land for affordable housing also provides an attractive opportunity for affordable housing developers by minimizing their cost for land, risk, and time to process development applications. This approach also helps congregations further their missions to support lower-income populations while providing enhanced financial stability for religious institutions, many of which have been impacted by declining attendance, which has been exacerbated by the COVID-19 pandemic.

During public outreach meetings held for the Housing Element update, several local ministers/pastors and developers of affordable housing commented on the potential benefits and expressed interest in the concept, and one participant noted he has been involved in such a project in another community and would be interested in assisting in a similar effort in La Cañada Flintridge.

Table HE-48 summarizes the proposed sites that are identified in Appendix C, Sites Inventory. While the actual size of the area a religious institution might propose for multifamily housing would vary from site to site, a conservative estimate of potentially available portions of seven properties have been identified for the purposes of the Sites Inventory, totaling

approximately 6.61 acres; this translates to a potential of 168 dwelling units. The City is using the same density (25-30 dwelling units per acre) for the proposed RI-OZ as is currently allowed for the R-3 and MU zones; therefore, the same density factor of 25 dwelling units per acre for the proposed RI-OZ is being used. Given the fact that most affordable housing requires density bonuses, the City considers the assumed density factor to be conservative.

■ **Downtown Village Specific Plan (DVSP)**

The DVSP was established by the City in November 2000, with the goal of strengthening the DVSP area as the “heart” of the community and as a logical place for people to gather, shop, do business, and live in a range of housing types. The DVSP area is characterized by a variety of low-intensity uses, with the majority of the non-vacant properties in the area constructed at least 60 years ago. The median year buildings in the area were constructed is 1955, making most of the structures at least 65 years old. (The exception to this is the Town Center project, which significantly transformed a portion of the DVSP, including revisions to the circulation plan in the area.). These older properties are occupied primarily by independent small businesses. Redevelopment of these properties or relocation of existing businesses would not involve the strategic planning of regional or national chains and therefore could occur independently and as market conditions evolve. While most buildings are in good condition and businesses seem to be economically viable operations, the intensification potential offered by the updated General Plan, high land values, the impact of the COVID-19 pandemic on small businesses and increasing market demand make redevelopment feasible. This section provides an overview of the DVSP as it relates to the Sites Inventory, including the density target.

- **Mixed Use 12 (MU-12):** Provides opportunities for residential development and commercial development within the same building. Program 4 proposes to expand the district to allow for residential and commercial development on the same parcel of land, or standalone residential. Program 4 proposes to remove the MU1 district and create the MU-12 district. The density for the MU- 12 district is proposed to change from 0 - 15 dwelling units per acre to 12-15 dwelling units per acre, and a minimum density factor of 12 is identified. The MU-12 designation is applied in areas where a transition in density along Foothill Boulevard is desired.
- **Mixed Use 25 (MU-25):** Offers more flexible opportunities for residential development with housing permitted on the first or second story on the same parcel of land, or side by side within the same area. Multi-family residential development is currently permitted at densities of up to 15 units per acre without a requirement for retail or commercial uses. In order to encourage flexibility of uses and promote multi-family residential (including senior) development in the DVSP, Program 4 proposes to remove the MU2district to create MU-25, and proposes to

increase the density from up to 15 dwelling units per acre to 25 to 30 units per acre and modify development standards to mitigate constraints to development. The MU-25 designation will allow all residential, or a combination of residential and commercial with an overall FAR of 1.5 for any project in this district. Since there are no development trends in the DVSP MU 25 district under the existing density or for the new density proposed, the City is using the average density of 25 dwelling units per acre as the density factor.

- **Residential:** This Land Use District is exclusively designated for residential development. Single-family homes, townhomes, apartments, and condominiums are permitted in this district at densities of 15 units per acre. In 2014, the City amended the DVSP designation to allow multi-family housing for all household types. No new development has occurred in this district recently, so the City is using the density factor of 12 dwelling units per acre as before. This would accommodate townhomes and other similar medium density residential building types.

The intensification currently permitted, increases in density proposed in the MU-12 and MU 25 district, and the revisions to development standards in the DVSP proposed by Program 5 (RI-OZ) all indicate that the DVSP offers potential for redevelopment to mixed use and stand-alone residential development in the 6th Cycle Housing Element.

- **Accessory Dwelling Units (ADUs)**

The City allows and regulates accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) (collectively considered ADUs) in compliance with California Government Code Sections 65852.2 and 65852.22, with the most recent ADU/JADU ordinance adopted in 2020. New State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of ADUs. As a result, the City has seen increases in ADUs in the community, increasing from just a few units annually in 2018 (five units) and 2019 (two units), to 13 units in 2020; in 2021, the City issued 10 building permits for ADUs/JADUs. In the first six months of 2022, the City issued 24 building permits for ADUs/JADUs. Therefore, averaging the number of building permits in 2020 (13), 2021 (10) and not yet completed 2022 (24), an average of 15.7 ADU/JADU permits have been issued. This Housing Element also includes Program 8 to facilitate the development of ADUs, in accordance with state law.

For the purpose of RHNA credits, the City assumes 15 ADUs annually for a total of 120 ADUs over the eight-year planning period of the Housing Element.

According to the SCAG Regional Accessory Dwelling Unit Affordability Analysis (for LA County II), which provides local governments in the SCAG region with assumptions for ADU affordability that can be used to assign ADUs to income categories for the purposes of 6th Cycle Housing Elements,

the following percentages of units may be applied to the required income categories:

- 23.5 percent of ADUs are considered affordable to very low income households;
- 44.6 percent to low income households;
- 2.1 percent to moderate income households, and
- 29.8 percent to above-moderate income households.

This is the estimate the City of La Cañada Flintridge uses to estimate the income affordability of ADUs for the 6th Cycle Housing Element, which is provided in Table HE-47.

Table HE-47. Estimated Number of ADUs During 6th Cycle Planning Period

Income Category	Percent of Units Per Income Category	Number of Units Per Income Category
Extremely Low	15.0%	18
Very Low	8.5%	10
Low	44.6%	53
Moderate	2.1%	3
Above Moderate	29.8%	36
Total:	100%	120 ADUs

Source: SCAG, Regional Accessory Dwelling Unit Affordability Analysis (for LA County II), 2020.

9.4.1.5 Public Services and Infrastructure Availability

All sites identified in Appendix C are located on or near Foothill Boulevard and no significant public service or infrastructure constraints have been identified. These locations also support the City's safety policies as expressed in the updated Safety Element.

9.4.1.6 Summary of Adequacy of Sites Inventory to Meet the City's RHNA

Table HE-48 summarizes the City's accommodation of the RHNA for all income groups by zone, as provided in the Sites Inventory. Note that credits toward the 6th Cycle RHNA (approved and pipeline projects) are not included.

Table HE-48. Adequacy of Sites to Accommodate the 2021-2029 RHNA by Zone

Proposed Zoning District	Lower Income	Moderate Income	Above Moderate Income	Total
R-3 (Multifamily Residential)	45	---	---	45
Mixed Use	252	---	8	260
DVSP—MU-12	---	77	20	97
DVSP—MU-25	43	59	17	119
DVSP—RI-OZ	---	25	---	25
RI-OZ (PSP)	143	---	---	143
Total	483	161	45	689

Table HE-49 summarizes the City's accommodation of the RHNA for all income groups during the 2021-2029 planning period, including a summary of the Sites Inventory (Appendix C), ADU projections, and units credited toward the RHNA as described in Section 9.4.1.2. Figures HE-A1 through HE-A5 in Appendix C depict the location of each parcel contained in Table HE-49, not including ADUs or credited units. After accounting for development credits, anticipated ADUs, and realistic capacity of vacant and underutilized sites, the

City has identified surplus capacity of 233 units in the lower income category (very low and low combined), which represents an average of 60 percent for the combined lower income category; and 27 surplus units (representing 19 percent) in the moderate income units.

Table HE-49. Complete Summary of 6th Cycle RHNA

Income	RHNA	Issued	Pending/ Pipeline	Sites Inventory	ADUs	Total	Surplus	% Surplus
Very Low	252	8	11	332	28	379	127	50%
Low	135	16	21	151	53	241	106	78%
Moderate	139	1	1	161	3	166	27	19%
Above Moderate	86	10	58	45	36	149	63	73%
Total	612	35	91	689	120	935	323	52%

9.4.2 Financial Resources

9.4.2.1 Community Development Block Grant (CDBG) Funds

Through the CDBG program, HUD provides funds to local governments for funding a wide range of community development activities for low-income persons. The CDBG program provides formula funding to larger cities and counties, while smaller cities (less than 50,000 in population) can either receive funding from the county or compete for funding that is allocated by the state. La Cañada Flintridge receives its allocation of CDBG funds through the Los Angeles County Community Development Commission.

The CDBG program is very flexible in that the funds can be used for a wide range of activities. The eligible activities include, but are not limited to: acquisition and/or disposition of real estate or property; public facilities and improvements; relocation, rehabilitation, and construction (under certain limitations) of housing; homeownership assistance; and clearance activities. Unfortunately, the City's CDBG allocation has been declining over the 5th Cycle of the Housing Element, dropping from \$114,950 in Fiscal Year (FY) 2013/2014, to \$60,488 in FY 2021-22. This is a 47 percent decline over the past 8 years, which negatively affects the City's ability to assist low income persons. The 2021-2022 FY allocation was recommended to be split between the Resident Rehabilitation Program (\$50,488) and the Sewer Connection program (\$10,000).

9.4.3 Administrative Resources

Non-profit agencies can assist the City in accessing outside funds in support of affordable housing and in implementing the City's housing programs. The following non-profit agencies have been involved in developing housing in nearby communities.

9.4.3.1 Habitat for Humanity—San Gabriel Valley

Habitat for Humanity is a non-profit, Christian organization dedicated to building affordable housing and rehabilitating homes for lower income families. With the help of volunteers and homeowners/partner families, Habitat for Humanity constructs and repairs homes for families, which are then sold to partner families at no profit with affordable, no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for the construction of the homes. Land for new homes is usually donated by government agencies or individuals. Since its founding in 1990, the San Gabriel Valley Habitat for Humanity has partnered with numerous families and volunteers to construct single-family and attached housing throughout the San Gabriel Valley, including projects in Pasadena, Glendale, and El Monte. A representative from Habitat for Humanity participated in the focus group session the City held to gather input from non-profit developers.

9.4.3.2 HumanGood

HumanGood was created when three large nonprofits, including the former , Southern California Presbyterian Homes (SCPH), joined to provide senior housing projects throughout California, as well as several other states. Projects in nearby communities include multi-family projects in Glendale and Duarte.

9.4.3.4 National Community Renaissance (CORE)

National CORE, formerly known as the Southern California Housing Corporation, is one of the largest nonprofit developers and managers of affordable housing in southern California. Based in the Inland Empire, CORE finances, develops, and manages affordable housing throughout southern California, including properties in Orange, San Diego, and Los Angeles Counties.

9.4.4 Opportunities for Energy Conservation

There is a growing awareness at the national and state levels of the importance to implement green practices. State law mandates cities and regions to implement such practices in order to reduce impacts on the environment. For instance, cities must comply with SB 375, the goal of which is to reduce greenhouse gases in the state.

Although including energy efficient measures can increase production costs of ownership and rental housing, over time housing with energy conservation features reduces costs, as the consumption of fuel and electricity is decreased. This can result in monthly housing costs that are equal to or less than what they otherwise would have been had no energy conservation devices been incorporated in the new residential buildings. This section provides an overview of opportunities for energy conservation during the 2021 to 2029 Housing Element planning period.

9.4.4.1 State Regulations

Title 24 of the California Administrative Code establishes energy conservation standards that must be applied to all new residential buildings. The regulations specify energy saving design for walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. Compliance with the energy standards is achieved by satisfying certain conservation requirements and an energy budget. Among the alternative ways to meeting the energy standards are the following:

- **Alternative 1:** The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- **Alternative 2:** Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.
- **Alternative 3:** Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Residential developers must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

9.4.4.2 State and Federal Programs

The California Department of Community Services and Development, in partnership with the network of local community services agencies that assist lower-income households, administers the Low Income Home Energy Assistance Program (LIHEAP). LIHEAP provides financial assistance to lower income households to offset the costs of heating and/or cooling their residences.

9.4.4.3 Local Measures

The City works to address energy conservation in a number of different ways. Two policy documents, the City's 2013 Energy Action Plan and 2016 Climate

Action Plan, identify a broad range of policies and implementation measures to reduce energy consumption across the City. The Energy Action Plan includes goals, policies, implementation strategies, and monitoring to reduce residential electricity use by 15 percent. Strategies include educating residents about energy use and encouraging them to replace household appliances for more energy efficient models. Developing a citywide Climate Action Plan is also part of the implementation for the Energy Action Plan.

The City's Climate Action Plan includes measures to address climate change across a set of six areas, including energy, water, transportation, solid waste, urban greening, and adaptation. Several of these areas have a direct impact on energy consumption and include strategies such as encouraging solar installations and promoting urban greening to reduce energy use by residential development. The Climate Action Plan also encourages compact, mixed use development patterns to reduce energy consumption.

The City's Residential Design Guidelines also address solar orientation. The building orientation, street layout, lot design, landscaping, and street tree configuration of all residential projects are reviewed to maximize solar access and energy conservation. The City also participates in the Construction and Demolition Debris Management program (C&D) and Calsense, both administered by the Public Works Department. Calsense provides irrigation controllers, water and labor saving accessories and water management software. The City uses this system at City facilities, medians, parks and school district sites. In addition, Calsense allows the City to detect water line breaks and reduce or stop the potential for slope failures, manpower efforts, and water loss. Over time, both programs have had significant success in reducing construction debris and water usage.

9.4.4.4 Private Sector Programs

In addition to the City's initiatives, local utility companies also offer assistance to make energy conservation improvements:

- **Southern California Gas Company** offers the Energy Assistance Program, which provides no-cost energy-saving home improvements and furnace repair or replacement services for qualified limited-income renters and homeowners.
- **Southern California Edison Company** offers the Energy Savings Assistance Program, which helps income-qualified households conserve energy and reduce their electricity costs. The program pays all costs of purchasing and installing energy-efficient appliances and equipment, which are free to eligible customers.

9.5 Housing Plan

This chapter of the Housing Element contains goals and policies the City will implement to address a number of important housing-related issues during the 2021-2029 planning period. While many of the programs have been carried forward from the previous period, others have been revised or added to reflect the community's needs and constraints as identified in previous chapters of the Housing Element and/or new circumstances and state laws.

As a built-out, affluent, predominantly single-family residential community with an extremely limited amount of remaining vacant land, the challenge for the City of La Cañada Flintridge is to promote a variety of individual choices regarding tenure, type, and location of housing throughout the community that accommodates the 6th Cycle RHNA, especially for lower- and moderate-income households and those with special needs. The following Housing Plan presents the City's eight-year Housing Plan for this 2021-2029 planning cycle, including goals and policies (Section 9.5.1) and Programs (Section 9.5.2), which are intended to overcome this challenge, address the identified housing needs of the community, and promote equal opportunity for all residents to reside in decent, safe housing.

- **Goals** are the results that the City desires to achieve over the housing planning period. They are general expressions of values or preferred outcomes, and therefore, are abstract in nature and may not be fully attained. The goals are the basis for City policies and actions during this period.
- **Policies** are specific statements that will guide decision-making. Policies serve as the directives to developers, builders, service providers, decision makers, and others who will initiate or review new development projects or seek to provide housing-related services in La Cañada Flintridge. Some policies stand alone as directives, but others require that additional actions be taken. These additional actions are listed under "programs" below.
- **Programs** are the core of the City's housing strategy. Programs translate goals and policies into actions. These include on-going programs, procedural changes, zoning ordinance changes, and other actions that implement the housing policies and help achieve housing goals. Each program identifies the responsible agency, funding source, timeframe for implementation, and specific objectives.

9.5.1 Goals and Policies

This section of the Housing Element contains the goals and policies the City intends to implement to address a number of important housing related issues. The following major issue areas are addressed by the goals and policies of this Element:

- Provide a wide variety of housing types to meet the needs of existing and future residents;
- Ensure that existing housing is maintained and preserved;
- Facilitate housing for lower- and moderate income households and those with special needs;
- Ensure compatibility with the natural and built environment and the safety of persons and property; and
- Promote equal housing opportunity for all (affirmatively further fair housing) in accordance with California Government Code Section 8899.50(b).

Each issue area and the supporting goals and policies are identified and discussed in the following section. Many of the goals and policies are mutually supportive and are intended to work together to accomplish the desired outcomes.

9.5.1.1 Variety of Housing Types

Providing a variety of housing in terms of types (e.g., single-family, accessory dwelling units, duplexes, apartments, and condominiums), tenure (rental and ownership), and cost will allow the City to fulfill a broad range of housing needs for households of all income categories. Maintaining diversity in housing choice and cost will allow existing and future La Cañada Flintridge residents an opportunity to find housing that meets their individual and household needs, regardless of age, disability, household type, income, or special need.

HE Goal 1: Provide a wide variety of housing types, tenure, affordability levels, and adequate supply of housing to meet the existing and future needs of city residents.

HE Policy 1.1: Facilitate a range of residential development types in the city, including low density single-family homes, accessory dwelling units, apartments and condominiums, and mixed use residential development, to accommodate the City's RHNA.

HE Policy 1.2: Remove governmental constraints to the development and preservation of housing that is affordable to moderate- and lower-income households and those with special needs through revision of appropriate development standards and land use controls and efficient permit processing procedures.

HE Policy 1.3: Facilitate mixed use, multifamily, and senior housing development within the Downtown Village Specific Plan area and other locations along Foothill Boulevard to expand housing opportunities for all income groups.

HE Policy 1.4: Assist residential developers in identifying land suitable for new housing development.

HE Policy 1.5: Support the dispersion of ADUs and JADUs throughout the city's lower density single-family neighborhoods, except for the neighborhoods with a single point of ingress/egress within the Very High Fire Hazard Severity Zone (VHFHSZ), as identified in the updated Safety Element.

HE Policy 1.6: Locate higher density residential development in proximity to public transportation, public sanitary sewer, public and private retail and service establishments, recreational opportunities, and other amenities.

HE Policy 1.7: Support the development of childcare facilities to provide improved housing conditions benefitting households lacking in-home childcare capability.

HE Policy 1.8: Promote and facilitate new partnerships with organizations that include, but are not limited to, religious institutions, school districts, social service providers, and healthcare providers to support housing for special needs populations.

HE Policy 1.9: Monitor all regulations, ordinances, departmental processing procedures, and fees related to the rehabilitation and/or construction of dwelling units to assess their impact on housing costs and make modifications as appropriate to reduce governmental constraints to development of housing.

9.5.1.2 Maintenance and Enhancement of Existing Housing

Housing and neighborhood conservation is an important component of maintaining and improving the quality of life for residents. In general, housing over 30 years old usually is in need of some major rehabilitation, such as a new roof, repair of termite damage, foundation work, plumbing, etc. With approximately 80 percent of La Cañada Flintridge's housing stock built prior to 1980, preventive maintenance is essential to ward off widespread housing deterioration.

HE Goal 2: Maintain and enhance the quality of existing residential neighborhoods in the city.

HE Policy 2.1: Promote increased awareness among property owners and residents of the importance of property maintenance to long-term neighborhoods quality and housing values.

HE Policy 2.2: Use the City's code enforcement program to bring substandard units into compliance with the City's Property Maintenance Ordinance and other codes, and to ensure the maintenance of the overall condition of residential neighborhoods in La Cañada Flintridge.

HE Policy 2.3: Encourage property owners to consider the benefits of home repair and remodelling using design and materials consistent with the existing or historic character of the residence and that are deemed fire safe.

HE Policy 2.4: Encourage property owners to participate in the state Earthquake Brace and Bolt program and/or other programs designed to improve the quality and long-term viability of housing.

9.5.1.3 Adequate Residential Opportunities for a Broad Range of Needs

To facilitate new residential development that accommodates the 6th Cycle RHNA, the City plays an important role in both assisting in the identification and promotion of potential sites for future development. In addition, providing regulatory and available financial assistance will be essential to support the production of affordable housing. Promoting diversity in housing choice and cost will allow La Cañada Flintridge residents an opportunity to find housing that meets their individual and household needs, regardless of age, disability, household type, or income.

HE Goal 3: Facilitate and encourage the development of housing for lower- and moderate-income households and households with special needs, including seniors and persons with disabilities.

HE Policy 3.1: Encourage private sector and non-profit affordable housing developers to produce housing with particular emphasis on underserved segments of the community and households with special needs, including affordable and market-rate housing for seniors

HE Policy 3.2: Facilitate the development of low- and moderate-income housing by allowing developers a density bonus, as required by state law.

HE Policy 3.3: Accommodate the development of residential units that are accessible to or are adaptable for conversion to residential use by persons with disabilities.

HE Policy 3.4: Maintain an up-to-date residential sites inventory and provide to interested developers with information on available development incentives.

HE Policy 3.5: Support the assembly of small vacant or underutilized parcels to enhance the feasibility of redevelopment and infill development.

HE Policy 3.6: Encourage the integration, on a community level, of housing constructed expressly for lower- and moderate-income households with market-rate residential development.

HE Policy 3.7: Encourage the construction of ADUs and JADUs, such as fee reduction, streamlined permitting, public education, and other appropriate strategies.

HE Policy 3.8: Explore options for regulatory and available financial assistance to support the production of affordable housing.

9.5.1.4 Community Safety and Compatibility with the Natural and Built Environment

As a hillside community located in the Crescenta Valley in the foothills of the San Gabriel Mountains and the Angeles National Forest, residential development in La Cañada Flintridge is constrained by a variety of environmental factors. These factors, which are described in greater detail elsewhere in the Housing Element, include: steep slopes, drainage basins, with the associated risk of debris flows; the entire city being located within the Very High Fire Hazard Severity Zone (VHFHSZ); many long, narrow, winding roads; and 12 identified neighborhoods with a single point of ingress and egress. Protection of persons and property from environmental factors and human-made impacts, and conservation of the natural environment are all important considerations when identifying areas for new residential development, especially for persons with special needs and at-risk populations. The need to ensure adequate water supply for fire suppression and the City's transition from septic systems to installation of sewers also impact the appropriate location for higher density housing. (Note: City does not have a municipal-type water system and has no authority over water districts.)

HE GOAL 4: Ensure that new housing is located and designed to be sensitive to the existing natural and built environment and to mitigate safety concerns.

HE Policy 4.1: Protect residential neighborhoods from excessive noise through appropriate planning to minimize traffic and incompatible land uses.

HE Policy 4.2: Require that new residential development is coordinated with the provision of infrastructure and public services.

HE Policy 4.3: Locate new higher density residential development along the city's commercial corridors to promote the benefits of smart growth principles, including a reduction in vehicle miles travelled and greenhouse gas (GHG) emissions and associated energy consumption.

HE Policy 4.4: Encourage the use of energy conservation devices and passive design concepts, which make use of the natural climate to increase energy efficiency and reduce housing costs.

HE Policy 4.5: Regularly examine new residential construction methods and materials and upgrade the City's residential building and design standards as appropriate to ensure energy efficiency.

HE Policy 4.6: Provide affordable and special needs housing with priority for water and sewer allocations should water and sewer capacity become a constraining factor to housing development.

HE Policy 4.7: Provide residents the opportunity to approve benefit assessment districts for the installation of sewers.

HE Policy 4.8: Protect the safety of existing and future residents by implementing goals and policies in the Safety Element, especially those that

address impacts relating to: the city being located entirely with the VHFHSZ; the potential for debris flows; neighborhoods with only one point of ingress and egress; and streets that are narrow.

HE Policy 4.9: Encourage non-conforming development to upgrade to use more fire-safe building materials.

9.5.1.5 Affirmatively Further Fair Housing (AFFH)

In 2018, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. Specifically, these meaningful actions must aim to accomplish the following:

- Address significant disparities in housing needs and in access to opportunity;
- Replace segregated living patterns with truly integrated and balanced living patterns;
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity; and
- Foster & maintain compliance with civil rights and fair housing laws.

AB 686 creates new requirements that apply to all Housing Elements due for revision on or after January 1, 2021, which includes the 6th Cycle Housing Element update for the SCAG region. Each jurisdictions’ Housing Element must include an assessment of fair housing (AFH) in each of five analysis areas:

1. Fair housing enforcement and outreach;
2. Segregation and integration;
3. Disparities in access to opportunity;
4. Disproportionate needs/displacement; and
5. Racially/ethnically concentrated areas of poverty.

Per HCD, the Sites Inventory required for the Housing Element also “...must assess whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns. Analysis should not be limited to the identification of sites for lower income households but should incorporate the jurisdiction’s projected housing development at all income levels. It should assess the extent to which it either further entrenches or ameliorates existing patterns of segregation and/or exclusion of protected class members.”

As discussed in Chapter 9.2 (Community Profile) and Appendix D (AFFH), households in La Cañada Flintridge are predominantly in the “above moderate” income category, and the city is considered a “high resource” area due to its

excellent schools, high labor market engagement, low poverty rate, proximity to quality employment opportunities, quality housing stock, and high environmental scores. Unlike many jurisdictions in the SCAG region, which have “Racially or Ethnically Concentrated Areas of Poverty,” (R/ECAPs), the AFFH Assessment prepared for the Housing Element update found that La Cañada Flintridge is a “racially or ethnically concentrated area of affluence” (R/ECAA) (see Appendix D for details). In order to make adequate provision for the housing needs of all segments of the community, the City must ensure equal and fair housing opportunities are available to all residents. This means that through its goals, policies, and programs, the City must identify meaningful actions to expand the range of housing opportunities provided in La Cañada Flintridge, including lower and moderate income residents (including extremely low income households), housing for seniors on fixed incomes, the disabled, large families, female-headed households with children, and the homeless.

HE GOAL 5: Promote equal housing opportunities for all persons in accordance with state and federal fair housing laws.

HE Policy 5.1: Affirmatively further fair housing and promote equal housing opportunities for persons of all socioeconomic segments.

HE Policy 5.2: Promote housing along with supportive services to meet the special housing and service needs of seniors, homeless individuals and families, large households, single parents, and persons with disabilities.

HE Policy 5.3: Assist in the enforcement of fair housing laws by cooperating with local fair housing agencies to promote fair housing practices, and monitor, investigate, and enforce violations of fair housing laws.

HE Policy 5.4: Refer individuals concerned with possible violations of applicable fair housing laws to the fair housing service provider to ensure timely and effective response to such concerns. Publish information on these services on the City’s website and provide brochures at public counters.

HE Policy 5.5: Provide increased outreach and education for the broader community of residents, residential property owners, and property managers regarding fair housing practices and requirements.

HE Policy 5.6 Administer all City programs and activities related to housing and community development in compliance with California Government Code Section 8899.50(b), in a manner that affirmatively furthers fair housing and is in no way materially inconsistent with the City’s obligation to affirmatively further fair housing.

9.5.2

Housing Programs

The goals and policies contained in the Housing Element address La Cañada Flintridge’s identified housing needs and are implemented through a series of housing programs offered through the Community Development Department and the Division of Building and Safety. Housing programs define the specific

actions the City will undertake to achieve the stated goals and policies within the eight-year (2021-2029) planning period. La Cañada Flintridge's housing programs address the following five major focus areas:

- Provide new housing opportunities;
- Conserve and maintaining existing housing;
- Facilitate the provision of housing for lower and moderate-income and special needs households;
- Ensure environmental sensitivity and community safety; and
- Promote equal housing opportunity

Some of the Housing Programs below entail updating the City's Codes and Ordinances to comply with State law. The City recognizes it must comply with State law, and seeks to update the Codes and Ordinance in a timely manner.

A major focus of La Cañada Flintridge's Housing Plan is to adequately provide a balanced inventory of housing types, style, and prices to allow the City to meet the housing needs of all residents in the community in accordance with the City's RHNA. La Cañada Flintridge is primarily built out and few vacant residentially zoned sites remain in the city. Much of the land area is constrained by topographic and other environmental features, and the entire city is located within the Very High Fire Hazard Severity Zone. Recent and future development relies primarily on the redevelopment of nonvacant properties, particularly along Foothill Boulevard, where mixed use and multifamily residential development are permitted. The following programs are intended to provide adequate residential sites to meet the City's RHNA.

PROGRAM 1: Adequate Residential Sites to Accommodate the RHNA

With very little vacant land, significant environmental, safety, and infrastructure constraints regarding the majority of existing residentially zoned property, and the lack of transit service beyond primary arterials, the City's strategy to provide adequate sites to accommodate the RHNA is to identify and facilitate opportunities for future residential development via recycling of existing commercial sites to mixed use and stand-alone multifamily development in high opportunity areas along and near Foothill Boulevard. This will be accomplished by redesignating and rezoning certain properties to accommodate the densities identified in the Sites Inventory.

Quantified Objectives and Time Frame:

1. **Rezoning of Adequate Sites:** The rezoning of adequate sites is due October 15, 2022. The City is proposing to adopt the Housing Element in early October 2022, and is actively pursuing the implementation of the rezoning program. Following adoption of the Housing Element, the City will amend the Land Use Element to redesignate and amend the Zoning Map to rezone the properties identified in the Sites Inventory to accommodate the RHNA by October 2023. A total of 72 properties consisting of 30.5 total acres (including properties in the DVSP) will allow

residential development. Of the 72 total sites, 25 properties (19.14 acres) will be appropriately zoned to allow by-right approval of lower income units at a density of 25-30 dwelling units per acre for a net potential of 483 units. For a lower income development, residential use must occupy at least 50% of the total floor area of a mixed-use project. Total FAR for both the residential and nonresidential portion of a mixed use building shall not exceed 1.5.

2. **Rezoning of Adequate Sites in the DVSP:** See Program 4 regarding rezoning property within the Downtown Village Specific Plan (DVSP).
3. **Information:** Provide information on sites within the city and development incentives available through the City's density bonus ordinance in support of affordable housing and on available financial assistance through the City, county, and state. (Ongoing)

Responsible Agencies: Community Development Department

Funding Source: General fund

PROGRAM 2: No Net Loss

The City will ensure that it monitors its compliance with SB 166 (No Net Loss) and maintains an inventory of residential sites to accommodate the City's total 6th Cycle Regional Housing Needs Assessment of 612 units, including 252 very low, 135 low, 139 moderate, and 86 above moderate income units.

Quantified Objectives and Time Frame:

1. **Sites Monitoring Program:** By April 2023, develop a procedure to monitor the development of vacant and nonvacant sites in the sites inventory and ensure that adequate sites are available to accommodate the City's RHNA allocation by income category throughout the 6th Cycle planning period. The procedure will monitor:
 - a. Unit count and income/affordability assumed on parcels included in the sites inventory.
 - b. Actual units constructed and income/affordability when parcels are developed.
 - c. Net change in capacity and summary of remaining capacity in meeting the City's remaining RHNA.
2. **Additional Sites:** Create and maintain a list of additional sites with appropriate zoning that could be added to the City's Sites Inventory if and when an analysis provided through the Annual Progress Report (APR) indicates that sufficient sites may not exist to accommodate the City's remaining RHNA, by income level, for the planning period. (By April 2023)
3. **Sites Information:** Provide information on available sites and development incentives to interested developers and property owners on the City's website (By April 2023 through October 2029 (end of 6th Cycle).

Responsible Agency: Community Development Department

Funding Source: General fund

PROGRAM 3: Governmental Constraints to Housing Development

Governmental constraints to development of multifamily and affordable housing in La Cañada Flintridge were identified in Section 9.3 (Constraints) and via discussions with market-rate and non-profit developers. As a part of the comprehensive update to the Zoning Code, the City will amend certain development standards to mitigate the identified constraints and ensure that the development standards are adequate to allow the achievement of the maximum density permitted to accommodate housing types that are affordable to households in all income categories, while preserving and revitalizing existing communities. The comprehensive Zoning Code update also proposes amendments to permitting processes to revise development review processes for residential uses, including changing the requirement for a CUP for residential uses in the MU zone to a ministerial permit. The update also proposes to add a separate use category for senior housing that would be allowed via a ministerial permit.

Quantified Objectives and Time Frame:

1. **Development Standards:** The City is currently in the process of comprehensively updating the Zoning Code. Several chapters pertaining to residential development standards have already been reviewed and recommendations have been proposed by the Planning Commission to mitigate constraints to development, including reducing parking standards, reducing setbacks, reducing open space requirements, and modifying the way building height is measured. The Michael Baker Market Feasibility Analysis resulted in a recommendation to establish a base density of 25 dwelling units per acre for high density housing. A component of that study (currently underway) is to test existing development standards and revise them to ensure that high density housing can feasibly be built in the City. A series of scenarios are being analyzed to match the average parcel sizes in the City to ensure target densities can feasibly be achieved. As a result of the constraints analysis prepared for the Housing Element update, those draft sections will be reviewed to determine if additional revisions are needed. In particular, parking standards and building height will be reconsidered. The Zoning Code will be amended by October 2023.
2. **Objective Design Standards:** The Zoning Code currently includes design standards for multifamily and mixed use development. As a part of the comprehensive update to the Zoning Code, the City has initiated the preparation of objective design standards and will delete the discretionary design guidelines. (By October 2023)

3. **Permits:** Revise the Zoning Code to change the requirement for a CUP for multifamily uses in the MU zone to a ministerial permit. (By October 2023)
4. **Residential as an Allowable Use in the MU Zone:** Revise the Zoning Code to allow multifamily residential development in the MU zone without a commercial component. A combined total FAR of 1.5 is proposed for both the residential and commercial components of a mixed-use development. A purely multifamily development must comply with the minimum density for the zone. (By October 2023)
5. **“Round Up” Density Calculation:** Revise the Zoning Code to “round up” to the next whole number in all cases when calculating allowable density. For example, 0.48 acres at 30 du/ac = 14.4, which is rounded up to 15 units allowed. (By October 2023)
6. **Permit Fees:** Develop a policy and implementing procedures to reduce various permit fees for affordable housing and special needs housing. (By October 2024)
7. **Modifications to the DVSP:** See Program 4 regarding removal of governmental constraints in the DVSP.
8. **SB 35 Implementation:** The City is in the process of developing dedicated application through the City’s online permitting software that is specifically designed to address the requirements of SB 35. Both the application, plus a written procedure for staff that will be made available to the public, will be available by October 2022.
9. **Monitoring:** Monitor the effectiveness of the City’s Zoning Code in facilitating a range of housing options in the city. Monitoring will occur beginning April 1, 2023 as a part of the Sites Monitoring Program (Program 2) and preparation of the state-mandated annual APR. Address impediments as appropriate and to the extent legally feasible. (Ongoing)
10. **Outreach:** Invite developers, architects, and members of the public to participate in the public workshops that will be held to amend the Zoning Code and other actions to remove governmental constraints. (Starting October 2022)

Responsible Agency: Community Development Department

Funding Sources: General funds, state housing funds

PROGRAM 4: Downtown Village Specific Plan (DVSP)

In November of 2000, the City adopted the DVSP, consisting of areas along Foothill Boulevard in the center of La Cañada Flintridge. The primary focus of the DVSP is to enhance Foothill Boulevard with place-based strategies that create a community-oriented town center that includes a mixture of commercial, office, and residential uses. The DVSP provides for integration of residential uses in

designated Mixed Use areas as a means of enhancing 24-hour activity along Foothill Boulevard.

On February 10, 2014, the City Council adopted amendments to the DVSP prior to adoption of the 2013-2021 (5th Cycle) Housing Element at the same hearing, to allow multi-family housing for all household types, not just senior multi-family housing. (Note: Planning Commission held public hearings on November 26 and December 10, 2013, to review the amendments; upon conclusion of the public hearings, the Planning Commission recommended that the City Council adopt the amendments.) Since that time, no mixed use or solely residential project has been approved in the DVSP. To encourage mixed use and stand-alone residential development in the DVPS, the City will amend the DVSP to increase the multifamily residential density for mixed use and stand-alone residential development for specified sites, modify development standards, and adopt objective design standards.

Quantified Objectives and Time Frame:

1. **Rezoning of Adequate Sites in the DVSP:** The rezoning of adequate sites is due October 15, 2022. The City is proposing to adopt the Housing Element in early October 2022, and is actively pursuing the implementation of the rezoning program. Following adoption of the Housing Element, the City will amend the DVSP to redesignate and amend the Zoning Map to rezone the properties identified in the Sites Inventory to accommodate the RHNA by October 2023. Within the DVSP, there are 46 properties on the Sites Inventory consisting of 12.78 acres, which will be redesignated and rezoned to allow residential development with a net potential of 241 units. Of the 46 properties, 2 sites (1.7 acres) will be appropriately zoned to allow by-right approval of lower income units at a density of 25-30 dwelling units per acre, for a net potential of 43 units. As noted in Program 3, Action 5, rounding-up was used for the density calculation to achieve the unit count.
2. Revise the DVSP to implement the Sites Inventory and mitigate identified constraints to development of housing and allow standalone residential development in mixed use districts. Amend the DVSP to remove MU-1 and create MU-12 and increase the base density from 0 - 15 dwelling units per acre to 12 – 15 dwelling units per acre; and remove MU-2 and create MU-25 and increase the density from 0-15 dwelling units per acre to 25-30 dwelling units per acre. For the MU-25 District, a combined total FAR of 1.5 is proposed for both the residential and nonresidential components of a mixed-use development. For a lower income development, residential use must occupy at least 50% of the total floor area of a mixed-use project. (By October 2023).
3. **Development Standards:** Revise development standards in the Downtown Village Specific Plan to mitigate identified constraints to development of housing, including increasing building height and FAR, reducing setbacks, open space, and parking requirements, and modifying other standards as appropriate. (By October 2023)

4. **Objective Design Standards:** Adopt objective design standards for the DVSP. (By October 2023)
5. **Land Use:** Revise the use matrix for the DVSP to allow stand-alone residential uses in the DVSP, and to allow all residential uses in the DVSP (whether stand-alone or as part of a mixed use project) ministerially. (By October 2023)
6. **Outreach:** Invite developers, architects, and members of the public to participate in the public workshops that will be held to amend the DVSP. (Starting October 2022 through adoption of ordinance)

Responsible Agency: Community Development Department

Funding Sources: CDBG; state housing funds

PROGRAM 5: Religious Institution Housing Overlay Zone

Encouraging religious institutions to build housing on property owned by religious institutions (also known as congregational land) would provide sites that otherwise would not be available for affordable housing. Due to the built-out nature of La Cañada Flintridge, this is a valuable strategy to provide additional housing opportunities for lower income households. Adopting a religious institution housing overlay zone (RI-OZ) would enable churches to build or partner with others to build affordable housing by-right. This is a significant opportunity in built-out cities such as La Cañada Flintridge that have so few vacant sites. Utilizing church land for affordable housing also provides an attractive opportunity for affordable housing developers by minimizing their cost for land, risk, and time to process development applications. This approach also helps congregations further their missions to support lower-income populations while providing enhanced financial stability for religious institutions, many of which have been impacted by declining attendance, which has been exacerbated by the COVID-19 pandemic.

Preparing a RI-OZ is a program that builds on the provisions of AB 1851, adopted in 2020, which facilitates housing on religious institution properties by prohibiting a local agency from requiring the replacement more than 50 percent of religious-use parking spaces that a developer proposes to eliminate as part of that housing development project.

During public outreach meetings held for the Housing Element update, several local ministers/pastors and developers of affordable housing commented on the potential benefits and expressed interest in the concept, and one participant noted he has been involved in such a project in another community and would be interested in assisting in a similar effort in La Cañada Flintridge.

Quantified Objectives and Timeframe:

1. Adopt a Religious Institution Housing Overlay (RI-OZ) that applies to most of the religious institutions in the city. Require units to be affordable to extremely low (0-30% AMI) and lower (below 80% AMI) and/or

- moderate income (81-120% AMI) households at a percentage to be determined. (By October 2023)
2. Update parking requirements to create flexibility in accommodating RI-OZ and church parking needs. (By October 2023)
 3. **RI-OZ Information and Outreach:** Concurrently with the establishment of the RI-OZ, the City will develop a program to inform religious institutions of the new RI-OZ and to assist them through the newly established process. The outreach program would outline the ins and outs of development timelines, construction, housing options and regulations, and provide information regarding potential partnerships with affordable housing developers. (Starting October 2023 and ongoing)

Responsible Agencies: Community Development Department

Funding Source: General fund and/or state housing funds

PROGRAM 6: By-Right Approval for Projects with 20 Percent Affordable Units

Pursuant to AB 1397 passed in 2017, the City will amend the Zoning Code to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households, applicable to the following types of sites:

- Sites being used to meet the 6th cycle RHNA that represent a “reuse” of sites previously identified in the 4th and 5th cycles Housing Element. The “reuse” sites are specifically identified in the inventory (see Appendix C).
- Sites being redesignated/rezoned after the statutory deadline of the Housing Element to accommodate the RHNA shortfall (see Program 1: and Appendix C).

Quantified Objectives and Time Frame:

Amend the Zoning Code to create the by-right approval process. (By October 2023) ((City acknowledges this is current State law and will be implemented prior to the code amendment) **Responsible Agencies:** Community Development Department

Funding Sources: CDBG; state housing funds

PROGRAM 7: Lot Consolidation (Merger of Parcels)

Much of the future residential development is expected to occur in the DVSP area and in the Mixed Use and High Density Residential zones. The City will facilitate lot consolidation for mixed use and housing developments in these areas.

Quantified Objectives and Time Frame:

1. **Administrative Process of Lot Consolidation:** As a part of the City's current comprehensive Zoning Code update, the City has prepared a draft revision to the existing Chapter 11.63 (Merger of Parcels) to create an administrative procedure to allow for voluntary merger of parcels by property owners (lot consolidation) instead of requiring Planning Commission approval. The draft has been reviewed by the Planning Commission and recommended for adoption. (By October 2024)
2. **Sites Identification of Potential Lot Mergers:** The City will provide assistance with site identification and entitlement processing and will work with property owners to facilitate lot consolidation and identify redevelopment potential. (Immediate implementation)
3. **Fee Reduction for Lot Mergers:** The City will develop a program to offer no fee lot consolidation applications and expedited processing for qualifying lower-income housing development. (By February 2023)

Responsible Agencies: Community Development Department

Funding Sources: CDBG; state housing funds

PROGRAM 8: Accessory Dwelling Units (ADUs)

ADUs (including JADUs) units represent a viable means of dispersing lower cost rental housing in the community while assisting homeowners, such as seniors on fixed incomes, to obtain rental income. The City has been amending Chapter 11.33 (Accessory Dwelling Units) of the Zoning Code to remain consistent with the changes to state law on an ongoing basis, and will continue to do so. The City has seen a significant increase in the number of ADUs that have been constructed in the city in recent years as many property owners have developed second units pursuant to the City's ADU ordinance to use for guests, family members, domestic workers, and as independent rental units. The City's goal is to encourage continued development of ADUs and JADUs, which provide opportunities for rental housing to low- and moderate-income households with the exception of locations in city with a single point of ingress/egress (see Program 21).

Quantified Objectives and Timeframe:

1. **Changes in State ADU Law:** Monitor changes in state law regarding ADUs (ongoing). Within six months of a change to state law regarding ADUs, the City will update the Zoning Code to remain consistent with state ADU law.
2. **Programs to Facilitate ADU Construction:** The City will develop and advertise programs that facilitate the development of a minimum of 15 ADUs/JADUs per year with immediate implementation. Examples of programs the City is considering include, but are not limited to,

concurrent Planning and Building permit review with only one fee required (versus separate fees for Planning and Building permits), no zoning clearance required, and reduction of other City fees. Example methods used to advertise information and provide public education regarding ADUs includes posting information on the City's website, holding workshops to provide residents with information about the ADU development process and any associated fees, making information available at the public counter and public buildings/facilities, including articles in the City's *LCF Vista* newsletter, utilizing social media, and utilizing the City's government access channel; additional methods will be considered as well.

3. **ADU Monitoring Program:** The City is required to submit Annual Progress Reports (APRs) to HCD annually regarding housing production, including production of ADUs. The City will develop a monitoring program to ensure the City is on track to meeting the construction goals in advance of the 2023 APR which is due April 1, 2023. The City will evaluate the production data annually and identify trends. If by April 2024 a trend indicates the City is not meeting its ADU construction goals, the City will review and revise policies and efforts to increase ADU construction as necessary within 6 months of any given APR. To determine affordability of new ADU units, the City will add a question or two to the ADU building permit application asking what rent the applicant is proposing to collect for the unit. This will assist the City in preparing their annual rent survey of comparable size units and demonstrate income categories for ADUs rentals, which is also part of the APR.
4. **ADU Amnesty Program:** Adopt an amnesty program to allow conversion of unpermitted, existing accessory structures that function as ADUs into accessory dwelling units without the double fee penalty for unpermitted construction, and a building plan check and fee reduction of 30% if the property owner guarantees the ADU would be rented to senior(s), extremely low income or low-income person(s), or persons with disabilities, provided that all other applicable Code requirements are met. (By April 2023).
5. **ADU Fair Housing Information:** Prepare a flyer explaining fair housing legal requirements to provide to every permit applicant for ADU/JADU construction, and require applicants to verify receipt of the information. Send flyer to existing ADU/JADU permit holders in the City's database which includes permits issued since 2018.
6. **ADU Information:** Provide information to the public regarding ADUs, including their benefits and procedures and programs for expedited approval, as noted in (2) above. (By April 2023 and ongoing, especially as programs and procedures evolve).

Responsible Agency: Community Development Department

Funding Sources: General fund

PROGRAM 9: Code Enforcement (Community Preservation)

The objective of the City's Code Enforcement Program is to preserve communities, ensure the safety of residents, and prevent structures and properties from falling into substandard condition. Potential code violations are identified based on complaints reported to the City. Exterior inspections are then performed and if necessary, a notification of violation is issued to the property owners.

Quantified Objectives and Time Frame:

1. **Residential Maintenance:** Enforce the City's Property Maintenance Ordinance to preserve existing units, maintain property values, and support a high quality of life for residents. (Ongoing)
2. **Information:** When a Code Enforcement case is received for property or building maintenance issues, the property owner is provided information on the Residential Rehabilitation Program (RRP) to ensure those that may qualify for the program receive direct information on how to apply (Ongoing; see also Program 10).

Responsible Agencies: Building and Safety Division; Community Development Department Code Enforcement

Funding Sources: Departmental budget

PROGRAM 10: Residential Rehabilitation Program (RRP)

The City utilizes Community Development Block Grant (CDBG) funding for two programs that target lower income households; the Sewer Connection Grant and the RRP. The purpose of the RRP is to provide grants to owner occupants of single family detached dwellings for the preservation of decent safe and sanitary housing; to correct hazardous structural conditions; to make improvements considered necessary to eliminate blight and improve handicapped access; and, to correct building and health code violations through the awarding of grants. Grants shall be given to eligible low- and moderate-income owner occupied homeowners of single family detached homes to cover the cost of necessary housing repairs.

Given limited staffing, the City contracts with a company to provide CDBG program management. Since the CDBG funding has been decreasing for a number of years, the City also annually budgets additional funds to pay the CDBG consultant, since the 20% administrative costs allowed by the program generally does not cover all costs.

The RRP Guidelines are updated on a regular basis to adjust the program to ensure the program can meet the needs of lower income residents. In 2018 the

program was modified to allow for CDBG applicants to reapply for the Program after a three-year period as opposed to a five-year period and in 2019 the program was adjusted to increase the grant limit from \$15,000 to \$20,000.

Examples of specific eligible activities include plumbing and electrical work, roof repairs, windows, foundation and exterior painting, water heaters, handicapped accessibility, and energy efficiency improvements.

Quantified Objectives and Timeframe:

1. **Advertising and Targeting Outreach:** The City maintains a webpage (<https://cityoflcf.org/cdbg-grant/>) that provides information to residents on the CDBG program. The City will also annually include an article on the CDBG program within the *LCF Vista*, a community newsletter prepared by the City and direct mailed to every property within the City. When a Code Enforcement case is received for property or building maintenance issues, the property owner is provided information on the RRP to ensure those that may qualify for the program receive direct information on how to apply. The City will conduct targeted advertising annually beginning January 2023 regarding the availability of the RRP to the lower and extremely low-income households, including seniors and persons with disabilities (including persons with developmental disabilities).
2. **Information:** Other avenues of outreach the City will initiate is partnering with the school district, religious organizations and other organizations that provide services within the community to provide information on the availability of the CDBG program. The City will advertise the availability of the CDBG grant programs through email blasts, social media, cable television channel as well as handouts at City Hall, the Los Angeles County Library Branch located within the City and other public buildings and facilities. The City will also reach out to local organizations, institutions, and agencies (such as school districts, religious organizations, social and service organizations, non-profits, etc.) who have special needs populations and very low/low income residents as members or clients and will provide them with the information to share with their members/clients. (Annually, beginning in 2023).
3. **Funding:** Provide CDBG funds to achieve approximately two to three grants per year. At least annually, the City will seek other state and federal programs that offer funding and other incentives for housing rehabilitation and energy efficiency improvements for special needs populations and very low/low income households. (For Immediate Implementation)
4. **Review of the RRP:** The City currently reviews and updates (as appropriate) the RRP on a regular basis to adjust the program to ensure it

can meet the needs of lower income residents. The City will review the RRP annually beginning in January 2023.

Responsible Agencies: Community Development Department

Funding Sources: CDBG

PROGRAM 11: Sewer Connection Grant Program

The City implemented a Sewer Connection Grant Program to assist lower and moderate-income households, especially extremely low income households, with the costs of connecting single-family homes to the City's sewer system in the City's sewer districts. (This program is targeted for single-family homes because multifamily development is already connected to the sewer system).

Quantified Objectives and Time Frame:

1. **Funding:** Provide grants for approximately two to four lower and moderate-income households annually. (For Immediate Implementation)
2. **SB 1087:** Consistent with state law (SB 1087), establish a written policy document to provide affordable housing with priority for water and sewer services. (By June 2023)
3. **Advertising and Outreach:** The City will conduct targeted advertising regarding the availability of the Sewer Connection Grant program to the lower and extremely low income households, including seniors and persons with disabilities (including persons with developmental disabilities). The City will advertise the availability of the Sewer Connection Grant Program through brochures at the public counter, the Los Angeles County Library branch located within the city and at other public buildings and facilities; posting on the City's website; the City's newsletter (*LCF Vista*); email blasts; the City's government access channel; and other appropriate venues. The City will annually include an article on the Sewer Connection Grant program within the *LCF Vista*, a community newsletter prepared by the City and direct-mailed to every property within the city. The City will reach out to local organizations, institutions, and agencies (such as school districts, religious organizations, social and service organizations, non-profits, etc.) who have special needs populations and very low/low income residents as members or clients and will provide them with the information to share with their members/clients. (Annually, beginning January 2023)
4. **Review of the Sewer Connection Grant Program:** The City will review the Sewer Connection Grant Program and will adjust it if appropriate to better meet the needs of recipients. (Annually, beginning in 2023)

Responsible Agencies: Public Works Department; Community Development Department

Funding Sources: CDBG

PROGRAM 12: Condominium Conversion Ordinance

The City has adopted a condominium conversion ordinance that sets forth criteria for the conversion of existing multi-family rental housing to condominiums. Included in the ordinance are a number of tenant provisions to reduce the risk of displacement, such as priority of purchase, notice of hearing, relocation assistance, and adequate notice to vacate. In addition, the applicant must file a report indicating the impact of the condominium conversion upon the rental market in the community and the availability of adequate replacement units. Before approving a conversion, the Planning Commission must consider the effect of the proposed conversion on the City's low- and moderate-income housing supply. This City is updating the Condominium Conversion Ordinance as a part of the comprehensive update of the Zoning Code.

Quantified Objectives and Time Frame:

1. Update the Condominium Conversion Ordinance to ensure it is reflective of state law and continues to protect tenants. (By October 2024)
2. Enforce condominium conversion regulations to help conserve existing rental housing and provide tenant protections. (By October 2022)

Responsible Agencies: Community Development Department

Funding Sources: Departmental budget

PROGRAM 13: Multi-Family Housing Acquisition and Rehabilitation

The City contains several older apartment buildings in need of upgrading and repair. These could potentially provide new housing opportunities for lower income persons in key areas of the City. Several non-profit housing providers active in the greater Los Angeles area have acquired similar aging apartment buildings and rehabilitated these buildings as long-term affordable housing. The City is a member of the San Gabriel Valley Regional Housing Trust Fund (SGV RHTF) Joint Powers Authority. The City paid \$2,000 per year to participate in the SGV RHTF in FY 20-21, dedicated \$36,873 in FY 20-21 and \$18,162 in FY 21-22 to help fund affordable housing projects in the San Gabriel Valley. Given the City's size and the small amount of funding therefore allocated, the City Council voted to participate in the program to ensure that funds were spent locally to support housing projects that benefitted lower-income residents. The SGV RHTF notified the City in 2021 that its contributions had helped to fund 71 affordable units within the San Gabriel Valley. The City intends to continue annual participation in the SGV RHTF and dedicate funding to support the RHTF. As a member agency, if a project within the City included affordable units, the City would support a development through the RHTF funding process.

Quantified Objectives and Time Frame:

1. The City will participate in the SGV RHTF on an annual basis, as described above with the goal of pursuing the acquisition and rehabilitation of one project over the eight-year Housing Element period. Program will target assistance to units occupied by lower income

households (especially extremely low income households, extremely low income senior households and persons with disabilities). (October 2022 – October 2029)

Responsible Agencies: Community Development Department; Community Development Commission

Funding Sources: CDBG; HOME; state and federal housing funds

PROGRAM 14: Density Bonus

Density bonuses, together with the incentives and/or concessions, can result in a lower average cost of land per dwelling unit, thereby making the provision of affordable housing more feasible. The City maintains its Zoning Code to comply with current state density bonus law.

Quantified Objectives and Time Frame:

1. Update the Affordable Housing Density Ordinance to ensure it remains consistent with state density bonus law, to ensure it is reflective of state law. (By October 2023)
2. Promote the use of density bonus incentives to developers and provide technical assistance to developers in utilizing density bonus for maximized feasibility and to meet local housing needs. (October 2023 – October 2029)

Responsible Agencies: Community Development Department

Funding Sources: Departmental budget

PROGRAM 15: Special Needs Housing

On February 10, 2014, the City amended the Zoning Code prior to adoption of the 2013-2021 Housing Element to specifically address the siting of transitional housing, emergency shelters, supportive housing, and single-room occupancy units (SROs), which are housing options appropriate for special needs households and lower income households, including extremely low-income households. Since that time, AB 139 amended certain standards for emergency shelter housing by requiring parking for emergency shelters be established based on staffing levels only. Additionally, AB 101 requires adding the Low Barrier Navigation Center (LBNC) as another type of housing for those with special needs, which must be allowed by right in areas zoned for mixed use and multifamily residential zones permitting multifamily uses if it meets certain specified requirements. The City will amend the Zoning Code in compliance with state law to update and/or add these special needs housing uses. Finally, large group homes must be similarly permitted as small group homes, which will require a revision to the City's use standards. As a part of the comprehensive update to the Zoning Code, the City proposes to amend the Reasonable Accommodation ordinance (2014) to simplify the approval process to better accommodate persons with disabilities.

Quantitative Objectives and Time Frame:

1. Update the Zoning Code to modify parking requirements to emergency shelters in accordance with state law. (By April 2023)
2. Update the Zoning Code to adopt a Low Barrier Navigation Center Ordinance. (By April 2023)
3. Update the Zoning Code and DVSP to allow LBNC and permanent supportive housing by-right in zones where multifamily and mixed uses are permitted, as required by state law. (By April 2023)
4. Update the Zoning Code and the DVSP to allow LBNC in areas zoned for mixed use. (By April 2023)
5. Review and revise the provisions for permitting large groups homes to be similarly permitted as small group homes or develop other mitigating strategies to remove constraints to the development of group homes for more than six persons. (By April 2023)
6. Amend the Reasonable Accommodation ordinance for persons requesting modification to development standards to accommodate their disabilities to make the process easier and less expensive. (Currently being proposed as part of the comprehensive Zoning Code update. By April 2023)
7. Monitor state law and update the Zoning Code as necessary to maintain compliance with state law for all special needs housing. (By April 2023 and ongoing)

Responsible Agencies: Community Development Department

Funding Sources: Departmental budget

PROGRAM 16: Senior and Workforce Housing

Providing adequate and affordable housing for senior residents is an important goal for La Cañada Flintridge in order to meet the needs of the City's senior population and allow them to continue to live within the community. According to the 2010 Census, 28 percent of the City's households were occupied by seniors (age 65+); by 2019, that percentage had grown to 33 percent. Based on trends, as this population continues to age, the City will experience a significant increase in demand for housing that is geared toward seniors as they choose to downsize into condominiums and apartments, and for services that support the needs of seniors. In particular, those aged 75+ will begin to require housing with a supportive services component. Currently, there are two small senior care facilities in the community, each with a six-bed capacity.

The limited supply of rental apartments in La Cañada Flintridge, combined with relatively high rental costs and low vacancy rates, has also increased the need for rental housing affordable to the local workforce, which often falls within the moderate and lower income ranges. In many cases this includes people who grew up in La Cañada Flintridge but who cannot afford to establish their own households in their own community. Workforce occupations that may be precluded from residing in La Cañada Flintridge due to high housing costs include teachers, firefighters, nurses, many City and other government

employees, and persons employed in local retail, service, and construction industries.

The City will pursue several avenues to assist in establishing senior and workforce housing. The DVSP and Mixed Use designations represent expanded opportunities in the City to create quality, affordable housing that is within easy access to shops, services, and employment centers. As a means of facilitating senior and workforce housing development, the City will offer regulatory incentives and/or direct financial assistance appropriate to the project. The following are among the types of incentives that may be provided:

- Flexible development standards (reduced parking requirements, modified setbacks, etc.);
- Density bonuses;
- City support in affordable housing funding applications;
- Reduction in development fees; and
- Direct financial assistance, where available.

A portion of the City's CDBG funds can be used to assist in the financing of senior and workforce housing projects. New housing developments in La Cañada Flintridge may also be eligible for other state and federal financing.

Quantified Objectives and Timeframe:

1. Inform the development community of opportunity sites (such as the sites rezoned as high density multi-family use), development incentives, and financial assistance for development of workforce and senior housing. (By October 2022)
2. Prioritize funding assistance to affordable housing projects that include units affordable to extremely low income households, seniors and those with disabilities. (By October 2022)
3. Support funding applications for county, state, and other financial resources for projects that further the community's housing goals. (By October 2022)
4. Work with qualified housing developers to pursue affordable housing (including projects that provide set-aside units for extremely low income households and persons with disabilities, including those with developmental disabilities) in the community. (By October 2022)

Responsible Agencies: Community Development Department; Los Angeles County Community Development Authority; San Gabriel Valley Regional Housing Trust Fund

Funding Sources: CDBG; state and federal housing funds

PROGRAM 17: Mortgage Credit Certificate (MCC) Program

The Mortgage Credit Certificate (MCC) program is a federal program that allows qualified first-time homebuyers to take an annual credit against federal income taxes of up to 15 percent of the annual interest paid on the applicant's mortgage. This enables homebuyers to have more income available to qualify for a

mortgage loan and make the monthly payments. The value of the MCC program has covenant restrictions to ensure the affordability of the participating home for a period of 15 years. MCCs can be used in conjunction with the County's Home Ownership Program (HOP).

Quantified Objectives and Timeframe:

1. Advertise the MCC program in the City's *LCF Vista* newsletter, on the City's website, through email blasts and social media, and on the City's government access channel, and provide brochures at the public counter and public buildings and facilities to interested homebuyers. (Expand advertising methods by October 2023; maintain advertising on an ongoing basis).
2. Work with local realtors to make them aware of these programs. (By October 2022)

Responsible Agencies: Community Development Department; Los Angeles County Community Development Authority

Funding Sources: MCC credit allocations

PROGRAM 18: Home Ownership Program (HOP)

The Los Angeles County HOP provides zero-interest loans with no repayment due until the home is sold, transferred, or refinanced. The loan is secured by second trust deed and a promissory note. The home must be owner occupied for the 20-year life of the loan.

Quantified Objectives and Timeframe:

1. Advertise the programs in the City newsletter and website and provide brochures at the public counter to interested homebuyers. (By October 2022)
2. Work with local realtors to make them aware of these programs. (By October 2022)

Responsible Agencies: Community Development Department; Los Angeles County Community Development Authority

Funding Sources: HOME Investment Partnerships Program (HOME) funds

PROGRAM 19: Housing Choice Voucher Program

The Housing Choice Voucher Program extends rental subsidies to extremely low- and very low-income households who spend more than 30 percent of their gross income on housing. The Los Angeles County Housing Authority coordinates the Housing Choice Voucher Program on behalf of the City.

Quantified Objectives and Timeframe:

1. Participate in the Housing Choice Voucher Program. Encourage property owners, particularly owners of ADUs/JADUs, to accept the vouchers. (By October 2022)

2. Promote program to extremely low-income households. (By October 2022)

Responsible Agencies: Community Development Department; Los Angeles County Housing Authority

Funding Sources: HUD Section 8 allocations

PROGRAM 20: Energy Use and Greenhouse Gas Emissions Reduction

The City's Climate Action Plan (CAP), which was adopted in 2016, is a long-range plan to reduce greenhouse gas emissions (GHGs) from City government operations and community activities in La Cañada Flintridge and prepare for the anticipated effects of climate change. The CAP also will help achieve multiple community goals that relate to housing, such as lowering energy costs, reducing air pollution, supporting local economic development, and improving public health and quality of life for persons of all socioeconomic sectors of the community.

The City has been convening a Green Task Force to explore measures to promote energy conservation in the community since 2010. Specifically, the Task Force has held several meetings and met with utility companies to identify resources available. The Task Force has also identified a list of recommendations regarding outreach and education; municipal code and City policy; demonstration projects; and funding. Since establishment of the Green Task Force, the City has already updated its website to include resources for residential energy and water conservation, and reduced the fee schedule to subsidize the use of solar photovoltaic panels.

Quantified Objectives and Timeframe:

1. Implement the City's CAP. (Ongoing)
2. When the CAP is updated, consider additional policies and programs that specifically benefit lower- and moderate-income households. (During the next update of the City's CAP)
3. Post and expand resources for energy and water conservation on the City website (By October 2022).
4. Implement the Construction and Demolition Debris Management program and Calsense (an irrigation controller that uses local weather data to modify irrigation times and days based on real world local conditions) by the Public Works Department.
5. Implement recommendations of the Green Task Force as funding permits.

Responsible Agencies: Community Development Department, Public Works Department

Funding Sources: General funds

PROGRAM 21: Community Safety

As identified in the recently updated and adopted Safety Element, there are several environmental hazards that could impact the health and safety of the community. Because La Cañada Flintridge is located entirely within the VHFHSZ, persons and property are at greater risk from wildfires, and the many debris basins located on the city's slopes have the potential to be dangerous because they move quickly, destroy objects (and structures, such as houses) in their paths, and often strike without warning. The updated Safety Element identifies housing-related goals and policies that, when implemented, will reduce risks to persons and property. While the goals and policies are not duplicated here, the following program supports their implementation as it relates to the Housing Element.

Quantified Objectives and Timeframe:

1. Update the Zoning Code to require all new residential development and redevelopment to incorporate fire safe design, including sufficient ingress/egress, evacuation routes, emergency vehicle access, defensible space, visible home addressing and signage, and fuel modification zones, in accordance with the updated Safety Element. (By October 2024)
2. Update the Zoning Code to prohibit the construction of ADUs and JADUs and the conversion of existing spaces to ADUs and JADUs in areas with only one point of ingress and egress, in accordance with the updated Safety Element. (By October 2024)

Responsible Agencies: Community Development Department; Los Angeles County Fire Department

Funding Sources: General fund

PROGRAM 22: Removal of Racial Covenants

Although racial covenants and similar race-based deed restrictions have long been illegal and unenforceable, this language has not always been removed entirely from home titles. In order to confirm its commitment to making housing available to people of all races and ethnicities, the City will provide homeowners with instructions detailing how to remove these types of restrictions from their property titles. Information will be provided via public bulletins at the planning counter, as well as on the City's website.

Quantified Objectives and Timeframe:

1. Develop detailed instructions for removing race-based restrictions from residential property titles, and provide as public information online and at the planning counter. (By April 2023)

Responsible Agencies: Community Development Department

PROGRAM 23: Affirmatively Furthering Fair Housing

To affirmatively further fair housing in accordance with AB 686, and adequately meet the housing needs of all segments of the community, the Housing Plan must promote housing opportunities for all people. The City will be engaged in a variety of activities and programs to achieve this. The City's quantified objectives and time frames are provided as meaningful actions below in Table HE-50. See Appendix D for additional discussion of fair housing issues.

The City's Housing Plan includes programs and objectives that address all the issues identified in the Housing Element, including those to mitigate AFFH issues identified in Appendix D. Figure D-25 shows the geographic distribution of the Sites Inventory by census tract. Of the five census tracts in the City, four are entirely within the City of La Cañada Flintridge, and one census tract is approximately two-thirds encompasses a portion of Montrose and approximately one-third in the City. The census tracts were assigned a geographic name that describes their location. All but one of the census tracts contains sites in the Sites Inventory. The Northeast La Cañada Flintridge census tract is the exception because Foothill Boulevard does not pass through the area and all the sites in the Sites Inventory are along or very near Foothill Boulevard.

As required, Table HE 50 below highlights meaningful actions to address the priority issues identified in Appendix D, including the programs/objectives, specific commitments, timeline, geographic targeting, and metrics.

Table HE-50. AFFH Meaningful Actions Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2021-2029 Metrics
New Opportunity in High Resource Areas – Highest Priority				
Program 1: Adequate Residential Sites to Accommodate the RHNA	Rezone sites on the Sites Inventory to allow for standalone residential in mixed use districts.	By October 2023	Northwest La Cañada Flintridge, Central La Cañada Flintridge, Southeast La Cañada Flintridge, West La Cañada Flintridge/Montrose	Facilitate the construction of 387 lower-income units
Program 2: No Net Loss	Monitor development on sites in the sites inventory to ensure adequate sites remain available to accommodate the City's RHNA	By April 2023		
Program 3: Government Constraints to Housing Development	Develop a policy and implementing procedures to reduce permit fees for affordable housing and special needs housing	By October 2024	Northwest La Cañada Flintridge, Central La Cañada Flintridge, Southeast La Cañada Flintridge and West La Cañada Flintridge/Montrose	Facilitate the construction of 387 lower-income units
Program 4: DVSP	Amend the Downtown Village Specific Plan to increase densities and allow by-right approval of lower income units.	By October 2023	Central La Cañada Flintridge	Facilitate the development of 80 lower-income housing units.
Housing Mobility- Highest Priority				
Program 5: Religious Institution Housing Overlay Zone	Adopt and promote a Religious Institution Housing Overlay that requires a certain percentage of units to be affordable to lower and moderate income households	Ongoing beginning in October 2023	Citywide	Facilitate the development of 30 affordable units on religious institution properties
Program 8: Accessory Dwelling Units (ADUs)	Include ADU fair housing legal requirements' fact sheet with every permit application for ADU/JADU construction, and require applicants to verify receipt	Annually beginning in January 2023	Citywide	Reach all 70 property owners issued ADU/JADU permits since 2018, and all future ADU/JADU applicants.
Program 15: Special Needs Housing	Amend the Reasonable Accommodation ordinance for persons requesting modification to development standards to accommodate their disabilities to make the process easier and less expensive.	By April 2023	Citywide	Process 1 Reasonable Accommodation request per year.
Program 16: Senior and Workforce Housing	Prioritize funding assistance to affordable housing projects that include units affordable to extremely low income households, seniors and those with disabilities, and work with qualified housing developers to pursue affordable housing in the community	Beginning in October 2022	Citywide	Assist one housing development that includes extremely low income housing, through the SGV RHTF or other available funding programs.

	Inform the development community of opportunity sites (such as the sites rezoned as high density multi-family use), development incentives, and financial assistance for development of workforce and senior housing.	By October 2022	Citywide	Facilitate the construction of 387 lower-income units
	Advertise the Mortgage Credit Certificate and Home Ownership programs to residents and realtors through printed materials, print, and online media	Ongoing, beginning in October 2022	Citywide	Expand advertising to include three new methods, including at least one targeted email to local realtors each year.
Program 19: Housing Choice Voucher Program	Encourage property owners, particularly owners of ADUs/JADUs, to accept the Housing Choice Vouchers, and promote to extremely low-income households.	By October 2022	Northwest La Cañada Flintridge, Central La Cañada Flintridge, Southeast La Cañada Flintridge and West La Cañada Flintridge/Montrose	Reach all current ADU/JADU permit holders since 2018 with information about vouchers. The baseline is one person in the City currently receiving housing assistance through the HCV program. Reach 100 low-income households in surrounding communities with HCV information. .
Fair Housing Outreach and Enforcement – Medium Priority				
Program 8: Accessory Dwelling Units (ADUs)	Include ADU fair housing legal requirements with every permit application for ADU/JADU construction, and require applicants to verify receipt	Annually beginning in January 2023	Citywide	Reach all 70 property owners issued an ADU/JADU permit since 2018 and all future ADU/JADU applicants.
	Adopt an amnesty program to permit existing or unpermitted ADUs/JADUs that the owner guarantees will be rented to special needs and extremely low income or low income households	April 2023	Citywide	Target 3 amnesty ADUs/JADUs per year.
Program 22: Removal of Racial Covenants	Develop detailed instructions for removing race-based restrictions from residential property titles, and provide as public information online and at the planning counter. Target information to realtors.	By April 2023	Citywide	Twice a year send to all realtors licensed in the City and coordinate annually with the County Registrar/Recorder of Deeds to ensure the information is correct.

Other Actions: LCF Vista Newsletter	Publish one article annually informing residents of fair housing rights and resources available to residents.	Annually beginning in January 2023	Citywide	Publish one article annually in the LCF Vista and distribute to all residents via direct mailing.
Other Actions: City Webpage	Provide a dedicated webpage on the City's website to Fair Housing issues.	By October 2022	Citywide	Provide a link from the City's homepage to the dedicated Fair Housing webpage and update annually or as needed.
Tenant Protection and Anti-Displacement – Medium Priority				
Program 12: Condo Conversion	Update the Condominium Conversion Ordinance to comply with state law	October 2024	Citywide	No net loss of rental units in the City.
Program 13: Multi-Family Housing Acquisition and Rehabilitation	Recommend aging apartment buildings be acquired, and rehabilitate these buildings as long-term affordable housing in the City, using targeted assistance by the San Gabriel Valley Regional Housing Trust Fund.	October 2022 – October 2029	West La Cañada Flintridge/Montrose	The City will participate in the SGV RHTF on an annual basis, dedicate funding sources such as the City's Permanent Local Housing Allocation (PLHA) to the RHTF, with the goal of pursuing the acquisition and rehabilitation of one project over the eight-year Housing Element period.
Place-based Strategies for Neighborhood Improvement – Medium Priority				
Program 1: Adequate Residential Sites to Accommodate the RHNA	Rezone sites on the Sites Inventory to allow for standalone residential in mixed use districts	By October 2023	Northwest La Cañada Flintridge, Central La Cañada Flintridge, Southeast La Cañada Flintridge and West La Cañada Flintridge/Montrose	Facilitate the construction of 387 lower-income units
Program 9: Code Enforcement (Community Preservation)	Enforce the City's Property Maintenance Ordinance and provide property owners in violation of the ordinance with information about the RRP.	Ongoing	Citywide	Provide RRP funding to 16 households over 8 years.

Program 10: Residential Rehabilitation Program (RRP)	Provide CDBG funds through the RRP to achieve approximately two to three grants per year.	Immediate Implementation	Citywide	Provide RRP funding to 16 households over 8 years.
Program 11: Sewer Connection Grant Program	Conduct targeted advertising regarding the Sewer Connection Grant program to seniors using a wide variety of means as described in Objective 3	Annually, beginning January 2023	Citywide	Assist 2-4 lower and moderate income households/year
Other Actions: Coordination with La Cañada Unified School District	Coordinate with the local school district to ensure adequate capacity for increases to student enrollment with new housing.	Annually, beginning August 2022	Citywide	Facilitate the development of 612 dwelling units.
Other Actions: Capital Improvement Projects (CIP)	Review CIP for projects that will improve accessibility, traffic flow, non-motorized transportation options and other city-sponsored improvements for future residential developments.	Annually, beginning January 2023	Foothill Boulevard corridor	Complete 1 project per year that will improve accessibility, traffic flow, non-motorized transportation options and other city-sponsored improvements for future residential developments

Responsible Agencies: Community Development Department; Los Angeles Community Development Authority; fair housing service providers (Housing Rights Center and Fair Housing Council of San Fernando Valley)

Funding Source: CDBG; General Fund

9.5.3 Quantified Objectives

Table HE-51 provides a summary of quantified housing objectives from the various housing programs identified above.

Table HE-51. Summary of Quantified Objectives

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Units to be Constructed (RHNA)	126	126	135	139	86	612
Units to be Rehabilitated	4	5	5	2	0	16*
At-Risk Units to be Preserved	0	0	0	0	0	0
Households to be Assisted (Section 8)	0	1	0	0	0	1

*Note: Due to above-moderate income levels of the majority of existing households in La Cañada Flintridge, it is difficult for the City to qualify people for CDBG funds. (See Chapter 9.2 and Appendix D)

APPENDICES

Appendix A: Outreach Efforts

A.1. Housing Workshops

Outreach List

In addition to municipal, regional, and state agencies, including school districts and utilities, the following organizations and agencies were sent invitations - to attend the Housing Element Workshops held on March 11, 2021, and June 10, 2021.

Table A-1: Outreach List

Organization	Category
Abundant Housing Los Angeles	Housing Services
Arroyo Foothills Conservancy	Community Organization
Assistance League of La Cañada	Community Organization
AT&T	Utility
Athena Services	Utility
City Ventures	Developer
Crescenta Valley Water District	Utility
KB Home	Developer
La Cañada Irrigation District	Utility
LCF Residents for Climate Action Plan	Community Organization
Liberty Utilities	Utility
Lutheran Church of the Foothills	Potential partner w/affordable housing developer
Paradise Valley HOA	Community Organization
Together La Cañada	Community Organization
Province Group, LLC/ Newport Equities, LLC	Developer
USC Verdugo Hills Hospital	Community Organization
Valley Water Company	Utility
YMCA of the Foothills	Community Organization

Outreach Notification Methods

Notification included:

- Publication in local newspaper of NOP (Outlook Valley Sun)
- Direct mailing of NOP to attached agencies and interested parties
- Publication in local newspaper of HE Workshops #1 and #2 (Outlook Valley Sun)
- Notice on City's website of NOP <https://cityoflcf.org/public-hearings-and-legal-notices/> and <https://cityoflcf.org/housing-element-update/>
- Notice on City's website of HE Workshop #1 and #2 (<https://cityoflcf.org/public-hearings-and-legal-notices/>) and <https://cityoflcf.org/housing-element-update/>
- Direct emailing of invitation to attend HE Workshop #1 and #2 to interested parties - included Chamber of Commerce, Business and Support Development Committee members (mixture of local businesses and residents), local residents that are advocating for action on climate action, builders or affordable and market rate housing.

Workshop Participants

Date: March 11, 2021

Verbal Participants:

Beth Fabinsky (Resident)
David Haxton (Resident)
Don Vandervort (Resident)
Michael Gross (Resident)
Sharon Raghavachary - Crescenta Valley Water District

Email Comments from:

Barbara Goto - Arroyo Foothills Conservancy
Beth Fabinsky
Arun Jain
Julie Kane-Ritsch
Scott Van Dellen

Date: June 10, 2021

Verbal Participants:

David Haxton (Resident)
Janice (Resident)
Michael Gross (Resident)
Adam Bookbinder - Coalition for Fair Housing
Mary Blencoe (Resident)
Lisa Brownfield (Resident)
Andrew Verillo (Resident)
Charles Aires - Campaign for Fair Housing

Email Comments from:

Mary Berry
Mary Blencoe

Comments Received

The key comments received at the meetings include:

- Concern that reducing parking requirements for future multi-family development would not provide adequate parking.
- Observation that the cost of housing in the city is so high, and the affordable housing options so low, younger people are being priced out of housing in the city, and that even young people born in La Cañada Flintridge are not able to remain once they reach adulthood.
- Question asked about what the City could do to incentivize affordable housing?
- Suggestion to ask religious institutions whether they are interested in being part of a proposed overlay to allow housing on their parking lots.

The 2021-2029 Housing Element includes a program to create an overlay to facilitate religious institutions in developing affordable housing on a portion of their parking lots. In addition, facilitating multi-family housing can increase the opportunity for affordable housing options.

A.2. Focus Group Interviews

Service Providers and Non-Profit Developers

Date: May 5, 2021

Attendees: Scott Peterson (Pastor, Lutheran Church of the Foothills); Dennis Fors (President, La Cañada Flintridge Kiwanis); Grant Power and Brian Wong (Executive Director) (both from Habitat for Humanity)

Removing constraints to the development of affordable housing, expanding community outreach, forming partnerships, assisting seniors and expanding the offering of housing types in La Cañada Flintridge are some of the key issues identified. Because of the built-out nature of the City, the Housing Element identifies housing sites located primarily along the Foothill Boulevard corridor, with new opportunities being located in areas near transit and amenities.

Table A-2: Service Provider and Non-Profit Developers Focus Group Comments

Remove Constraints
<ul style="list-style-type: none">▪ When asked what would be helpful to them to build affordable housing:<ul style="list-style-type: none">○ Zoning to allow it○ An expedited process○ Financial incentives○ Fee waivers

Community Outreach <ul style="list-style-type: none">▪ It is important to have conversations with the community and local neighborhoods to help them understand affordable housing is a benefit to the city. Also important to show examples of affordable housing that looks good and blends with the neighborhood. Community outreach also was identified as important for many of the other topics that were discussed.
Partnerships <ul style="list-style-type: none">▪ Partnerships are key to building affordable housing. Faith-based entities, such as churches, can partner with non-profit developers to produce housing that benefits the church, developer, and community. One participant has experience with constructing affordable housing on a church site in another community and thinks it would be a good option for La Cañada Flintridge.
Help for Seniors <ul style="list-style-type: none">▪ It's important to help many local seniors who want to stay in their homes to enhance and preserve houses. Even though they may have equity, if they are cash-strapped, they may need help with home repairs.▪ Need to improve ways to educate seniors about the City's programs. Many are not "tech-savvy," so outreach via mail and local publications is important. Don't rely on the City's website.
Types of Housing Needed in La Cañada Flintridge <ul style="list-style-type: none">▪ Housing for seniors – there are no places for seniors who want to stay in La Cañada Flintridge to downsize if they leave their existing single-family homes. Senior housing is a big need because of the city's demographics.▪ Essential worker housing is needed.▪ Young professionals who grew up in La Cañada Flintridge and want to return with their families cannot afford to live here.▪ Bungalow court housing is a good option and something to find a way to permit.

Developers

Date: May 5, 2021

Attendees: Alexandra Hack & Gary Weyand (involved in developing 600 Foothill Blvd.), Jonathan Watts, Joseph Schafer (at southwest corner of Foothill Blvd and Briggs Ave)

Developers expressed the need for development standards to be relaxed and revised. There is a shortage of sites available for affordable housing and very little diversity of housing types in the City. The City is in the process of completely redoing their Zoning Code which will result in revised development standards and densities. Incentives are needed for affordable housing, particularly for seniors.

Table A-4: Developer Focus Group Comments and Responses

Revised/Relaxed Development Standards Needed <ul style="list-style-type: none">▪ Height is a constraining factor in La Cañada Flintridge, both the maximum height allowed and how the City measures height. More efficient housing design can be provided at 4 stories/45 feet.
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Table A-4: Developer Focus Group Comments and Responses

- Need to increase density in La Cañada Flintridge. 30 du/ac should be the base density, not the maximum. Developers of affordable housing usually need 50-100 units to make a project financially feasible.
- Rather than density, just provide FAR and allow the developers to fit the number of units they can within the envelope created by the FAR.
 - Suggested a base FAR of 1.75:1 for mixed use (no density maximum)
 - For 100% affordable development, suggested allowing 2.5:1 FAR, and ¼ parking space per unit (no density maximum)
- For mixed use, lower the limit for the percent that must be commercial and allow residential units on the ground floor.
- Consider allowing smaller units, such as 350 square feet. Smaller units can be “affordable by design.”

Sites Appropriate for Multi-Family Housing

- Properties that were rezoned from single-family residential to multi-family residential for the 5th Cycle Housing Element are too difficult to develop due to the need to assemble parcels and consolidate the property.
- The City should identify sites that are appropriate for multifamily development.

Incentives

- Look for ways to incentivize senior housing. Suggest four stories. Look at South Pasadena for examples of revised development standards that incentivize senior housing.
- Small lots in LCF often require structured parking, which is expensive (approximately \$45,000/space). Reducing or eliminating parking requirements is the best incentive.

Affordability

- Concerned that there has not been any new apartments in La Cañada Flintridge in many years. There is no housing that is affordable to youth or young professionals who grew up here and would like to move back.

**A.3 Public Outreach Following Receipt of HCD Comment Letter
Dated December 3, 2021**

City Council Meeting
2/8/22

NOTICE AND AGENDAS

SPECIAL MEETINGS OF THE LA CAÑADA FLINTRIDGE CITY COUNCIL

**SPECIAL MEETING CLOSED SESSION 5:15 P.M.
SPECIAL MEETING 6:00 P.M.
(VIA TELECONFERENCE)**

TUESDAY, FEBRUARY 8, 2022

**PHONE NO.: 1 (669) 900-9128
ZOOM MEETING ID: 872 4660 7829**



**Terry Walker, Mayor
Keith Eich, Mayor Pro Tem
Jonathan C. Curtis, Councilmember
Michael T. Davitt, Councilmember
Richard B. Gunter III, Councilmember**

**CITY HALL
One Civic Center Drive
La Cañada Flintridge, CA 91011
(818) 790-8880**

SPECIAL NOTE: IN ACCORDANCE WITH AB 361, DUE TO COVID-19, THE CITY OF LA CAÑADA FLINTRIDGE IS AUTHORIZED TO MAKE PUBLIC MEETINGS ACCESSIBLE ELECTRONICALLY FOR MEMBERS OF THE PUBLIC WISHING TO ADDRESS THE CITY COUNCIL DURING BOTH THE PUBLIC COMMENT PORTION OF THE MEETING AND ON ITEMS LISTED ON THE AGENDA.

**PUBLIC COMMENT MAY BE MADE LIVE OR SUBMITTED VIA EMAIL, AS INDICATED BELOW
FOR LIVE PUBLIC COMMENT, YOU MUST JOIN THE MEETING BY ZOOM OR BY TELEPHONE, AS
INDICATED BELOW**

**TO ONLY VIEW THE CITY COUNCIL MEETING, IT IS AVAILABLE VIA THE CITY WEBSITE OR CABLE
LIVESTREAM:**

(URL: <https://cityoflcf.org/city-clerk/agenda-minutes>) or Charter Spectrum (Channel 3 or 16)

PLEASE TURN OFF ALL YOUR MOBILE DEVICES WHILE MEETING IS IN PROGRESS

PLEASE NOTE: Copies of staff reports and supporting documentation pertaining to agenda items are available for public viewing and inspection at City Hall, 2nd Floor Lobby Area, during regular business hours and on the City's website www.lcf.ca.gov. Pursuant to SB 343, any writings relating to an agenda item distributed to a majority of the City Council less than 72 hours prior to the meeting will be available for public review in the City Clerk's Office during normal business hours and/or posted on the City's website. For further information regarding agenda items, please contact the office of the City Clerk at (818) 790-8880 or via e-mail at tmoreno@lcf.ca.gov.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

LIVE PARTICIPATION IN THE MEETINGS:

If you wish to participate and provide live public comment during the meeting, you must participate via Zoom or telephonically and speak (1) during the "public comment" period of the agenda for non-agenda items and consent calendar items, and/or (2) during the time for public comment/public testimony for each agenda item. You can access the meeting by logging into the Zoom meeting or by dialing the following telephone number. You will be placed into listen-only mode and muted until it is your turn to speak:

Phone No.: 1 (669) 900-9128
Zoom meeting ID: 872 4660 7829

You will be placed into "listen only" mode until the "public comment" portion of the agenda items begins. Speakers will be called upon by the moderator at the appropriate time and each person will be allowed three (3) minutes speaking time. To request an opportunity to speak during the "public comment" portion of the listed item, use the "Raise Hand" icon in the Zoom application or dial *9 if calling in. When called upon to speak, unmute yourself either through the Zoom application or dial *6 on your phone when calling into the meeting.

The meeting is also broadcasted live on the City's website (<https://cityoflcf.org/city-clerk/agenda-minutes>) and Charter Spectrum cable television (Channel 3 or 16) and can be viewed there. There is, however, a signal delay, thus, Zoom or telephonically are the preferred methods of participating in the meeting.

SUBMITTING PUBLIC COMMENT VIA EMAIL:

If you are interested in addressing the City Council on any matter posted on the agenda or on any other non-agenda matter within the City Council's jurisdiction, please submit your comment(s) via e-mail to ccpubliccomment@lcf.ca.gov.

E-mails will be accepted beginning at the time this agenda is posted on the City's website and bulletin board until the public comment period has ended for the specific agenda item. E-mail submissions will: (1) be acknowledged as received by the City Clerk, but not read aloud; (2) be included in the official minutes of the meeting; (3) be transmitted to each City Council member at the time it is received; and (4) be posted on the City's official website as soon as reasonably practicable, either during the meeting or immediately thereafter, to ensure public access and knowledge of the public comment (found here: <https://cityoflcf.org/city-clerk/agenda-minutes>).

AMERICANS WITH DISABILITIES ACT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office, (818) 790-8880 no later than Friday prior to the Tuesday meeting. (28 CFR 34.102.104 ADA TITLE II)

**SPECIAL CITY COUNCIL MEETING
5:15 P.M. CLOSED SESSION**

CALL TO ORDER:

ROLL CALL: Councilmember Jonathan C. Curtis
 Councilmember Michael T. Davitt
 Councilmember Richard B. Gunter III
 Mayor Pro Tem Keith Eich
 Mayor Terry Walker

COMMENTS FROM THE PUBLIC:

Please Note: This is the opportunity for members of the public to comment on items listed on Agenda or on any items not appearing on the agenda but within the subject matter jurisdiction of the City Council. Because of restrictions contained in California Law, the City Council may not discuss or act on any item not listed on the agenda but may briefly respond to statements made or ask a question for clarification. The Mayor may also request a brief response from staff to questions raised during public comment or may request that a matter be agendized for a future meeting.

CLOSED SESSION**1. CONFERENCE WITH LEGAL COUNSEL - INITIATION OF LITIGATION**

Pursuant to Government Code Section 54956.9(c)

Number of Cases: One

RECONVENE OPEN SESSION AND ANNOUNCE ANY ACTION TAKEN**ADJOURNMENT**

6:00 P.M. SPECIAL CITY COUNCIL MEETING

CALL TO ORDER:

ROLL CALL: Councilmember Jonathan C. Curtis
 Councilmember Michael T. Davitt
 Councilmember Richard B. Gunter III
 Mayor Pro Tem Keith Eich
 Mayor Terry Walker

COMMENTS FROM THE PUBLIC:

Please Note: This is the opportunity for members of the public to comment on items listed on Agenda or on any items not appearing on the agenda but within the subject matter jurisdiction of the City Council. Because of restrictions contained in California Law, the City Council may not discuss or act on any item not listed on the agenda but may briefly respond to statements made or ask a question for clarification. The Mayor may also request a brief response from staff to questions raised during public comment or may request that a matter be agendized for a future meeting.

PRESENTATIONS:

- a) Legislative Update



AGENDA ITEM 8

CITY OF LA CANADA FLINTRIDGE

CM Review: NO
Fiscal Review: _____

CITY COUNCIL AGENDA REPORT

MEETING DATE:	February 8, 2022
SUBJECT:	Policy Discussion on 2021-2029 (6 th Cycle) Housing Element
PRESENTER:	Susan Koleda, Director of Community Development
PROPOSED ACTION:	Consider and provide direction to staff
ENVIRONMENTAL IMPACT:	None at this time. Adoption of the Housing Element and rezoning to implement the Housing Element must be reviewed pursuant to the California Environmental Quality Act prior to adoption
FISCAL IMPACT:	Unknown

SUMMARY: The City of La Cañada Flintridge is currently updating the General Plan Housing Element. The 6th Cycle Housing Element will cover the eight-year planning period from October 2021 – October 2029. Local governments across California are required by State Housing Element law to adequately plan to meet their share of the State’s overall housing need. The Department of Housing and Community Development (HCD) is the State department that is responsible for administering Housing Element Law and certifying local jurisdiction’s Housing Elements. To adequately plan for their share of the State’s housing need, local governments adopt Housing Elements as part of their General Plans. Housing Elements provide goals, policies, and programs to create opportunities for housing development.

A Draft Housing Element was released for public review and comment on September 22, 2021 (Attachment 1). In October 2021, the Draft Housing Element was submitted to the Department of Housing and Community Development (HCD) for review and comment. The City received numerous comments on the draft element from HCD on December 3, 2021.

DISCUSSION: Since 1969, California has required that all local governments adequately plan to meet the housing needs of everyone in the community. The Housing Element is a State-mandated policy document within the General Plan that guides the implementation of various programs to meet future housing needs for residents of all income levels. The housing needs are determined through the Regional Housing Needs Assessment (RHNA). The Housing Element identifies available land that is suitable for housing development, as well as goals, policies, and programs to accommodate the City’s housing need, provide opportunities for new housing, and preserve the existing housing stock.

Key components of the Housing Element include:

- A demographic profile and analysis of population growth and trends in the community;
- Identification and analysis of existing and projected housing needs for all economic segments of the community;
- Identification of adequate sites that are zoned and available within the 8-year housing cycle to meet the city's fair share of regional housing needs at all income levels, as prescribed by RHNA;
- An evaluation of local constraints or barriers to housing development as well as opportunities to develop housing; and
- Housing goals, policies, quantified objectives and scheduled programs to preserve, improve and develop housing within the City.

During preparation of the draft, two public workshops were held during Planning Commission meetings and input obtained from both the Planning Commission and public. Additionally, staff and the City's consultant met with both non-profit and for-profit developers and representatives of various groups within the community to obtain feedback and comments. All information gathered was included within the draft that was released for public review on September 22, 2021. The draft was then submitted to HCD as required for a 60-day review and comments. Formal comments from HCD were received by staff on December 3, 2021.

Based on comments received from HCD, as well as public comments on the draft Housing Element, staff and the consultant are asking the City Council to review the draft and comments on the draft, and provide direction to staff and the consultant prior to staff proceeding.

1. New Housing-Related State Laws

Since the preparation of the 2014-2021 5th Cycle Housing Element, there have been a number of changes to housing-related state law including, but not limited to, the following:

- a) AB 686, passed in 2017, requires that the outreach activities be informed by Affirmatively Furthering Fair Housing (AFFH) characteristics.
- b) New State laws on addressing the adequate sites requirement (AB 1397 and SB 166) have significant impacts on the sites inventory. AB 1397 places higher standards on the reuse of sites, reliance on nonvacant sites, and extreme sizes of sites (too small and too large). SB 166 requires a no-net loss accounting that necessitates a sites inventory with a comfortable 15-30 percent buffer.
- c) The 6th cycle update will address new requirements for:
 - AB 101 – Low Barrier Navigation Centers
 - AB 139 – Parking standards for emergency shelters
 - AB 2162 – Supportive housing meeting specific criteria and located with 0.5 mile from transit

Policy Discussion on 6th Cycle Housing Element

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- AB 1762, SB 1227, and AB 2345 – Density bonus
- SB 35 and objective development standards
- Compliance with transparency in development regulations

d) New State laws require that the Housing Plan include specific programs:

- By-right approval of reuse sites if 20 percent is set aside for affordable housing (AB 1397)
- Replacement housing for development on sites with existing uses (AB 1397)
- Monitoring of no net loss (SB 166) – If Housing Element sites are developed with lower density and different income distribution than anticipated in the Housing Element, resulting in a shortfall of sites for the remaining RHNA, jurisdictions have to identify replacement sites or to rezone/upzone within six months to replenish the sites inventory. Because of this requirement, HCD recommends including a buffer of 15-30 percent in the sites inventory.
- Incentives to facilitate ADU development
- SB 35 and object development standards
- AFFH meaningful actions to promote housing mobility, access to opportunity, reduce displacement, provide fair housing outreach and enforcement, and implement place-based neighborhood improvements. (AB 686)

e) AB 215, passed in 2021 (effective January 1, 2022), changes the public review process for the Housing Element:

- The Draft Housing Element must be available for a 30-day review period prior to submitting to HCD for review
- If comments are received, the City must take at least 10 business days to address the comments prior to submitting to HCD for review
- HCD review of the Draft Housing Element is extended to 90 days (from the 60-day review under old law)

f) AB 1398, passed in 2021, changes the requirements of the Housing Element regarding timeline for rezoning. The Housing Element is due within 120-day from the statutory deadline. This 120-day period is commonly known as the “grace period.” Prior to AB 1398, the Housing Element was required to be adopted within the grace period or jurisdictions would be subject to a four-year mid-term update requirement. AB 1398 eliminated the four-year mid-term penalty and instead focuses on making jurisdictions complete the necessary rezoning to accommodate the RHNA as soon as possible. Under AB 1398, a jurisdiction must achieve substantial compliance status within the grace period to have three years to complete the rezoning. If the City is unable to achieve compliance status within the grace period, it will only get one year to complete the necessary rezoning for RHNA. The City falls into this category, therefore, we must complete the rezoning by October 15, 2022.

2. Regional Housing Needs Assessment

To comply with State law, each jurisdiction's Housing Element must be updated to ensure its policies and programs can accommodate its share of the housing units assigned to the City through the Regional Housing Needs Assessment (RHNA). For the upcoming 6th Cycle Housing Element update, the City's share of the RHNA is 612 units, divided among a range of income or affordability levels (based on Area Median Income, or AMI), as shown in the following table.

6 th Cycle RHNA for La Cañada Flintridge		
Income Category/Affordability Level*	Number of Units	Percent of Total Units
Very Low Income (0-50% of AMI)	252	41%
Low Income (50-80% of AMI)	135	22%
Moderate Income (80-120% of AMI)	139	23%
Above Moderate Income (More than 120% of AMI)	86	14%
TOTAL UNITS	612	100%

There are other requirements that affect a jurisdiction's strategy for accommodating its RHNA. The "No Net Loss" law requires that sufficient adequate sites must be available at all times throughout the planning period. Because cities often have projects built at lower density than their Zoning Codes allow, HCD recommends that jurisdictions include a buffer in the Sites Inventory of approximately 15-30 percent more capacity than required for lower and moderate income RHNA so that it remains compliant throughout the planning period. Adding a 20 percent buffer to the City's RHNA results in the following units La Cañada Flintridge must demonstrate that it can accommodate:

6 th Cycle RHNA for La Cañada Flintridge			
Income Category/Affordability Level*	Number of Units	20% Buffer	Total
Very Low & Lower Income (0-80% of AMI)	387	77	464
Moderate Income (80-120% of AMI)	139	28	167
Above Moderate Income (More than 120% of AMI)	86	N/A	86
TOTAL UNITS	612	100%	717

3. Sites Inventory

Through the Housing Element update process, the City must show that it has the regulatory and land use policies to accommodate its assigned RHNA. Local governments are not required to build the housing—the actual development of housing is typically done by for-profit and non-profit developers. However, the Housing Element is required to demonstrate potential sites where housing can be accommodated to meet all the income levels of a jurisdiction's RHNA. Identification of a site's capacity does not guarantee that construction will occur on that site. If

there are insufficient sites and capacity to meet the RHNA allocation, the Housing Element is required to identify a rezoning program to accommodate the required capacity. If the City does not identify capacity for its RHNA allocation, the City could be deemed out of compliance and risk losing important sources of funding currently provided by the State as well as facing legal challenges.

Strategies for Accommodating RHNA:

To ensure the City has adequate sites zoned appropriately to accommodate the total number of units within the RHNA, and the following steps are being taken:

1. Identify any entitled projects
2. Identify “pipeline projects” (in application/review/approval stages)
3. Estimate future permits for Accessory Dwelling Units (based on recent trends over the past three years)
4. Prepare a Sites Inventory – identify available vacant and underutilized properties:
 - A. That already permit residential development
 - B. That need to be redesignated & rezoned to permit residential development
 - C. For lower income housing (very-low and low categories) – must meet certain requirements to be deemed adequate sites:
 - 1) At least 20 du/acre allowed density
 - 2) Between 0.5–10 acres

For a site to be considered adequate for lower income housing, it must meet certain requirements - for La Cañada Flintridge, that requires a “default” density of a minimum of 20 dwelling units per acre and the site must be between 0.5 to 10 acres (note that multiple parcels may be combined into one “site”).

Another requirement that impacts the RHNA is the Fair Housing law, which requires that the sites that are identified as feasible for affordable units are distributed throughout City, rather than concentrated in one area.

A jurisdiction’s strategy to meet its RHNA can take many forms. While some cities have an abundance of vacant land to accommodate their RHNA, others, such as La Cañada Flintridge, are mostly built out and have very few vacant sites. This can be even more challenging if the jurisdictions also have identified constraints to development of housing at the required affordability levels, such as, densities are too low, parking standards are too high, setbacks are too large, building heights are too low, and/or floor area ratios are too low.

One of the strategies a jurisdiction can use to meet a portion of its RHNA is to estimate the potential number of accessory dwelling units (ADUs) that could be built over the 8-year planning period; however, the estimate must be based on recent trends over the past three years. Based on recent trends, the City estimates that approximately 120 ADUs could be built over the 8-year planning period. SCAG provides a method that jurisdictions can use for how those units can be allocated by income category. For La Cañada Flintridge, the distribution of ADUs by income level is as follows:

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- 23.5% are considered affordable to very low income households (or 28 units)
- 44.6% to low income households (or 54 units)
- 2.1% to moderate income households (or 2 units)
- 29.8% to above-moderate income households (or 36 units)

The City has prepared a draft Sites Inventory (see Appendix C (Sites Inventory) of the Draft Housing Element (Attachment 1)) to plan for the RHNA noted above, based upon the following strategy:

1. Identify sites from the 5th Cycle Housing Element that are still available
2. Identify projects that are “in the pipeline” (proposed or entitled but will not have building permits issued by July 1, 2021)
3. Identify additional sites that are appropriate
4. Propose changes to increase the allowable density for certain properties
5. Include an overlay for religious institutions to construct affordable housing on their properties, in accordance with AB 1851

Due to the fact that La Cañada Flintridge’s RHNA numbers are significantly higher than they were for the 5th Cycle Housing Element, the number of remaining sites that were identified in the 5th Cycle Housing Element are not adequate to meet the 6th Cycle RHNA, nor does the City currently have enough sites that are zoned at the default density for the lower income category (20 dwelling units per acre). As a result, the City’s proposed Sites Inventory strategy includes redesignating and rezoning the Mixed Use 2 (MU-2) portion of the Downtown Village Specific Plan (DVSP) from the current maximum of 15 dwelling units per acre to 20 dwelling units per acre.

4. **Constraints To Development of Housing**

State housing law also requires jurisdictions to identify factors that can constrain the development, maintenance and improvement of housing. These include market constraints (price of land, construction costs, and market financing), and governmental constraints (land use controls, development standards, types of housing, housing for persons with disabilities, building codes, off-site improvements, fees and permit processes) and environmental and infrastructure constraints. The following program will address this issue:

Program 3: Governmental Constraints to Housing Development (Draft Housing Element, page 99-100). The City must amend certain development standards to mitigate the identified constraints and ensure that the development standards are adequate to allow the achievement of the maximum density permitted to accommodate housing types that are affordable to households in all income categories. Proposed actions include:

- Reducing parking standards, reducing setbacks, reducing open space requirements, and modifying the way building height is measured.
- Deletion of design guidelines for multifamily and mixed use development and adoption of objective design standards.

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- Amendment of the requirement for a CUP for multifamily uses in the MU zone to a ministerial permit.
- Permitting multifamily residential development in the MU zone without a commercial component and without discretionary review.
- Development of a policy and implementing procedures to reduce various permit fees for affordable housing and special needs housing.

5. Proposed Amendments to the Zoning Code/Downtown Village Specific Plan

Pursuant to state law (AB 2348), development capacity must be estimated on a realistic basis, not theoretical basis; it must account for development trends and patterns, as well as development standards such as height limit, parking requirements, open space/landscaping requirements, and lot coverage/setbacks. Therefore, programs to mitigate identified constraints to affordable development, both in the DVSP and in other areas of the City, must be considered. Many of them, such as reducing parking requirements and modifying development standards for R-3 and Mixed Use properties that are not within the DVSP, are under consideration through the current Zoning Code update process.

Program 4: Downtown Village Specific Plan (DVSP) (Draft Housing Element, page 100-101) would redesignate and rezone the Mixed Use 2 (MU-2) portion of the Downtown Village Specific Plan (DVSP) from the current maximum of 15 dwelling units per acre to a minimum of 20 dwelling units per acre. Other proposed changes to the DVSP include:

- Deleting the requirement that all properties designated Mixed Use include commercial use in a portion of the development, which would allow them to be developed as 100% residential developments;
- Increasing the height for MU-2 properties to three stories or 35 feet, increase Floor Area Ratio (FAR), reduce setbacks and parking requirements.

Program 5: Religious Institution Housing Overlay Zone (Draft Housing Element, page 101-102) would encourage religious institutions to build housing on property owned by religious institutions (also known as congregational land), thus providing sites that otherwise would not be available for affordable housing. This approach also helps congregations further their missions to support lower-income populations while providing enhanced financial stability for religious institutions, many of which have been impacted by declining attendance, which has been exacerbated by the COVID-19 pandemic.

- Builds on the provisions of AB 1851, adopted in 2020, which facilitates housing on religious institution properties by prohibiting a local agency from requiring the replacement of more than 50 percent of religious-use parking spaces that a developer proposes to eliminate as part of that housing development project.
- The Religious Institution Housing Overlay (RI-OZ) would apply to all religious institutions in the City. Require a certain percentage of units to be affordable to lower (below 80% AMI) and moderate income (81-120% AMI) households.
- Would update parking requirements to create flexibility in accommodating church parking needs.

Policy Discussion on 6th Cycle Housing Element

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SUMMARY:

Changes in housing-related state laws since the adoption of the 5th cycle Housing Element in 2014 will require the City to designate additional land for lower-income housing, modify densities within those same areas, allow multifamily uses ministerially and modify development standards to remove constraints on housing development. Such changes will require amendments to the General Plan Land Use Element, Downtown Village Specific Plan and Zoning Code and must be completed by October 15, 2022.

OPTIONS:

1. Consider and provide direction to staff.
2. Motion to: Receive and file.

RECOMMENDATION: Option # 1 - Consider and provide direction to staff.

ATTACHMENT:

1. Draft Housing Element (September 2021)
2. California Department of Housing and Community Development Comment

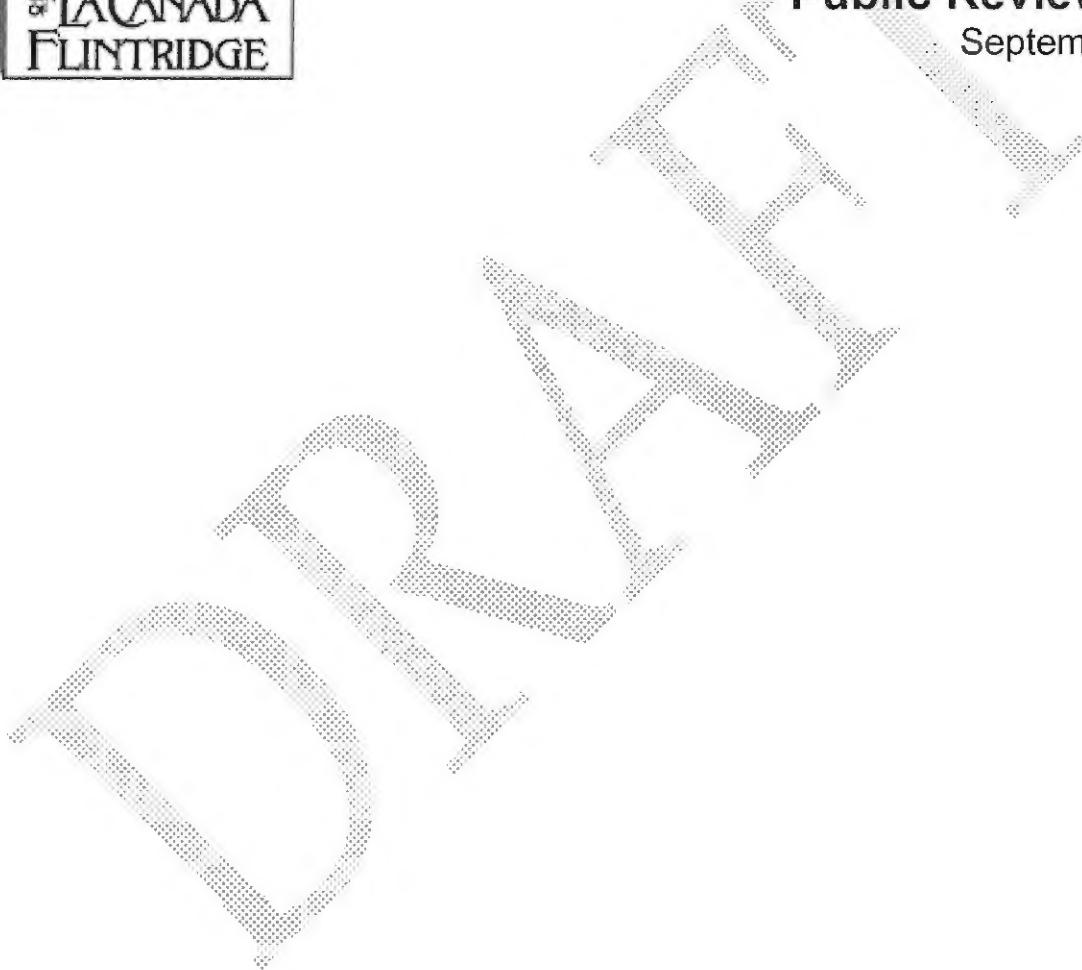


CITY OF LA CAÑADA FLINTRIDGE

2021-2029 Housing Element

Public Review Draft

September 2021



City of La Canada Flintridge
Community Development Department
One Civic Center Drive
La Cañada Flintridge, CA 91011
(818) 790-8881

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



December 3, 2021

Susan Koleda, Director of Community Development
Planning Division
City of La Canada Flintridge
One City Center Drive
La Canada Flintridge, CA 91011

Dear Susan Koleda:

RE: City of La Canada Flintridge's 6th Cycle (2021-2029) Draft Housing Element

Thank you for submitting the City of La Canada Flintridge's (City) draft housing element received for review on October 6, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on November 29, 2021 with you and consultants Veronica Tam, Patricia Bluman, Claudia Tedford, and Katie Matchett. In addition, HCD considered comments from Adam Buchbinder from Campaign for Fair Housing Elements pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). For example, the Affirmatively Furthering Fair Housing (AFFH) analysis should provide local data and programs should have definitive timelines to provide a beneficial impact in the planning period. The enclosed Appendix describes these, and other revisions needed to comply with State Housing Element Law.

As a reminder, the City's 6th cycle housing element was due October 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (October 15, 2021), then any rezoning to accommodate the regional housing needs allocation (RHNA), including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local

government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

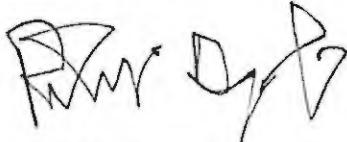
For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml> for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact John Buettner, of our staff, at john.buettner@hcd.ca.gov.

Sincerely,



Paul McDougall

Senior Program Manager

Enclosure

APPENDIX
CITY OF LA CANADA FLINTRIDGE

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

Fair Housing Enforcement and Outreach: The element must include the City's ability to provide enforcement and outreach capacity which can consist of actions such as the City's ability to investigate complaints, obtain remedies, or the City's ability to engage in fair housing testing. While the element provides basic information and data in this area, it should explain the types of outreach and educational efforts relative to furthering fair housing, including affecting groups with protected characteristics.

Racial/Ethnic Areas of Concentration of Poverty(R/ECAP): The element includes information relative to (R/ECAP) but should also address concentrated areas of affluence. The combination of the R/ECAP and areas of affluence analyses will help guide goals and actions to address fair housing issues. The analysis should evaluate the patterns and changes over time at a local (e.g., neighborhood to neighborhood) and regional level (e.g., city to region).

Local Data and Knowledge, and Other Relevant Factors: The element does not address this requirement. The element must include local data, knowledge, and other relevant factors to discuss and analyze any unique attributes about the City related to fair housing issues. The element should complement federal, state, and regional data with local data and knowledge where appropriate to capture emerging trends and issues, including utilizing knowledge from local and regional advocates and service providers. Also, the element must include other relevant factors that contribute to fair housing issues in the jurisdiction. For instance, the element can analyze historical land use and investment practices or other information and demographic trends.

Sites Inventory: The element must include an analysis demonstrating whether sites identified to meet the RHNA are distributed throughout the community in a manner that affirmatively furthers fair housing. A full analysis should address the income categories of identified sites with respect to location, the number of sites and units by all income

groups and how that effects the existing patterns for all components of the assessment of fair housing (e.g., segregation and integration, access to opportunity). The element should also discuss whether the distribution of sites improves or exacerbates conditions. If sites exacerbate conditions, the element should identify further program actions that will be taken to mitigate this (e.g., anti-displacement strategies).

Contributing Factors: While the Summary of Fair Housing Issues (p. D44) briefly summarizes fair housing issues, these issues do not appear to be rooted in the analysis and do not appear adequate to facilitate the formulation of meaningful action. The element must list and prioritize contributing factors to fair housing issues. Contributing factors create, contribute to, perpetuate, or increase the severity of fair housing issues and are fundamental to adequate goals and actions. The analysis shall result in strategic approaches to inform and connect goals and actions to mitigate contributing factors to affordable housing.

Goals, Actions, Metrics, and Milestones: The element must be revised to add or modify goals and actions based on the outcomes of a complete analysis. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, metrics, and milestones as appropriate and must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection.

2. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)*

While the element quantifies the projected extremely low-income households, it must also analyze the needs of extremely low-income (ELI) households. The analysis of ELI housing needs should consider tenure, rates and trends of overcrowding and overpayment.

3. *Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)*

The element identifies the approximate age of the housing stock (p. 31-32) and general information on code compliance but it must also estimate the number of units in need of rehabilitation and replacement.

4. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

The City has a regional housing need allocation (RHNA) of 612 housing units, of which 387 are for lower-income households. To address this need, the element relies on vacant and underutilized sites, including sites in Specific Plan Areas. To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses:

Progress in Meeting the RHNA: As you know, the City's RHNA may be reduced by the number of new units pending, approved, permitted or built since July 1, 2021 by demonstrating availability and affordability based on rents, sale prices or other mechanisms ensuring affordability (e.g., deed restrictions). The element notes 64 units of which 23 units are affordable to lower-income households are pending approval. The element should indicate what remaining approvals are necessary for this process, expected timing for those approvals and demonstrate their availability in the planning period.

Sites Inventory: While the element provides an inventory of sites in Appendix C, the inventory does not describe existing uses for these sites nor indicate whether the sites are vacant or nonvacant. The inventory must be revised to include this information. Descriptions of existing uses should include sufficient detail to facilitate an analysis of the potential for addition development on nonvacant sites.

Suitability of Nonvacant Sites: The element identifies nonvacant sites to accommodate the regional housing need for households of all incomes, stating that "a specific analysis was conducted on properties within the City to identify vacant and underutilized properties" (p. 77). This statement alone is not adequate to demonstrate the potential for additional development in the planning period. A complete analysis should describe the methodology used to determine the additional development potential within the planning period. The methodology must consider factors including the extent to which existing uses may impede additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites. (Gov. Code, § 65583.2, subd. (g)). Development trends and market analysis should relate to the sites identified in the sites inventory. For sites with residential uses, the inventory could also describe structural conditions or other circumstances and trends demonstrating the redevelopment potential to more intense residential uses. For nonresidential sites, the inventory could also describe whether the use is operating, marginal or discontinued, and the condition of the structure or could describe any expressed interest in redevelopment.

Realistic Capacity: The element appears to assume residential development on sites with zoning that allow 100 percent non-residential uses, but to support this assumption, the element must analyze the likelihood of residential development in nonresidential zones. The element could describe any performance standards mandating a specified portion of residential and any factors increasing the potential for residential development such as incentives for residential use, and residential development trends in the same nonresidential zoning districts.

Small Sites and Lot Consolidation: The element identifies several sites consisting of aggregated small parcels less than half acre. For parcels anticipated to be consolidated, the element must demonstrate the potential for lot consolidation. For example, analysis describing the City's role or track record in facilitating small-lot consolidation, policies or incentives offered or proposed to encourage and facilitate lot consolidation, conditions rendering parcels suitable and ready for redevelopment, recent trends of lot consolidation, and information on the owners of each aggregated site. For parcels anticipated to develop individually, the element must describe existing and proposed policies or incentives the City will offer to facilitate development of small sites. Please be aware sites smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size and affordability were successfully developed during the prior planning period or unless the housing element describes other evidence to HCD that sites are adequate to accommodate housing for lower-income households. (Gov. Code, § 65583.2, subd. (c)(2)(A).)

Accessory Dwelling Units (ADU): ADUs may be counted toward the RHNA based on past permitted units and other factors. In the element, the City projects 120 ADUs to be constructed over the planning period, averaging 15 units per year. This projection differs from past ADU annual permit figures of 5 in 2018, 2 in 2019, and 13 in 2020, averaging approximately 7 units per year. The element should be revised to reconcile these figures, adjust assumptions as necessary or include additional analysis and programs to demonstrate the increase over past trends.

Infrastructure: While the element describes water and sewer infrastructure, it must also demonstrate sufficient existing or planned dry utilities supply capacity, including the availability and access to distribution facilities, to accommodate the City's RHNA.

Sites with Zoning for a Variety of Housing Types:

- *Accessory Dwelling Units (ADUs):* The element indicates the City modifies its zoning code to ease barriers to the development of ADU's. However, after a cursory review of the City's ordinance, HCD discovered several areas which were not consistent with State ADU Law. This includes, but is not limited to, zones where ADUs are allowed, conversion restrictions, among other factors. HCD will provide a complete listing of ADU non-compliance issues under a separate cover. As a result, the element should add a program to update the City's ADU ordinance in order to comply with state law.

In addition, the element states that the City is in the process of updating its Safety Element, which is proposing to "prohibit ADUs and junior accessory dwelling units (JADUs) in" twelve neighborhoods due to safety concerns (p. 48) and will be updating the City's zoning codes within two years of adoption of the housing element (Program 15, p. 111). However, the element must provide an analysis of whether this is a potential constraint.

- *Low Barrier Navigation Centers and Permanent Supportive Housing:* Low barrier navigation centers and permanent supportive housing shall be a use by-right in

zones where multifamily and mixed uses are permitted, including nonresidential zones. The element should either demonstrate compliance with these requirements or add or modify program as appropriate.

5. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Government Code section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7).*

Fees and Exaction: The element must describe all required fees for single family and multifamily housing development, including building and impact fees, and analyze their impact as potential constraints on housing supply and affordability. For example, the analysis could identify the total amount of fees and their proportion to the development costs for both single family and multifamily housing.

Codes and Enforcement: The element must describe the City's building and zoning code enforcement processes and procedures and analyze their impact as potential constraints on housing supply and affordability.

Constraints on Housing for Persons with Disabilities: The element briefly describes its reasonable accommodation procedures and states that Program 15 is to accommodate changes in the procedures and zoning code that make requests easier and time frames for approvals shorter. However, the element should also analyze any potential constraints on housing for persons with disabilities and revise programs, as appropriate, to address identified constraints.

Zoning and Fees Transparency: The element must clarify its compliance with new transparency requirements for posting all zoning and development standards for each parcel on the jurisdiction's website pursuant to Government Code section 65940.1, subdivision (a)(1).

SB 35 Streamlined Ministerial Approval Process: The element must clarify whether there are written procedures for the SB 35 (Chapter 366, Statutes of 2017) Streamlined Ministerial Approval Process and add a program, if necessary, to address these requirements.

6. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between*

receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing. (Gov. Code, § 65583, subd. (a)(6)).

Developed Densities and Permit Times: The element must be revised to include analysis of requests to develop housing at densities below those anticipated, and the length of time between receiving approval for a housing development and submittal of an application for building permits that potentially hinder the construction of a locality's share of the regional housing need.

7. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

Farmworker Housing: The element indicates that there are no farmworkers employed in fulltime farming occupations in the City. However, farmworkers from the broader area and those employed seasonally may have housing needs, including within the City's boundaries. As a result, the element should at least acknowledge the housing needs of permanent and seasonal farmworkers at a county-level (e.g., using USDA county-level farmworker data) and include programs as appropriate.

B. **Housing Programs**

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)*

To address the program requirements of Government Code section 65583, subd. (c)(1-6), and to facilitate implementation, programs should include: (1) a description of the City's specific role in implementation; (2) definitive implementation timelines; (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials.

Numerous programs indicate an "ongoing" implementation status or do not contain definitive implementation timelines (e.g., month and year) other than broad periods of time after adoption of the element. While this may be appropriate for some programs, programs

with specific implementation actions must include completion dates resulting in beneficial impacts within the planning period. All programs should be revisited and revised as necessary.

In addition, Program 8 (ADUs) commits to 1) monitoring changes in state law and updating zoning codes regularly, 2) facilitating the development of ADUs, 3) developing a monitoring program to ensure the City is on track for ADU production, and 4) providing information to the public regarding benefits and procedures for approval. Action 1 should be revised to clarify what is meant by "regularly" and offer a more definitive time frame for these updates. Action 2 states that the City will be "facilitating the development" of ADUs but should clarify how the City will facilitate development and if the City will offer incentives. Action 3 states that the City will develop a monitoring program to track goals within six months of adoption of the element and provides a date of April 2025 to review production and revise the program if the City is not meeting its goals. This Action should include monitoring of affordability assumptions in addition to production. The City should also consider more frequent reviews other than every four years and adjust the date of review accordingly.

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.*
(Gov. Code, § 65583, subd. (c)(1).)

As noted in Finding A4, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

Shortfall of Adequate Sites: Currently, the element identifies a shortfall of adequate sites with zoning to accommodate the RHNA within the planning period. In order to provide sufficient sites to accommodate the RHNA, Program 1 (Adequate Residential Sites to Accommodate the RHNA) and Program 4 (Downtown Village Specific Plan) should commit to, among other things, redesignate and amend the Zoning Map to rezone the properties identified in the Sites Inventory to accommodate the RHNA. In addition, these programs must specifically commit to acreage, allowable densities and anticipated units and, if necessary to accommodate the housing needs of lower-income households, commit to meeting all requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i). For example, Program 4 states that the City will amend the DVSP to increase the density in the MU-2 district to 15-25 dwelling units per acre. However, this range does not meet the minimum density standard of 20 units per acre for lower-income sites.

3. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

While the element provides for assistance in the development of adequate housing to meet the needs of extremely low- and lower-income households in Programs 13, 15 and 16, these programs do not adequately meet the requirements. The programs must include specific actions and timelines to assist in the development of housing for (ELI) households. The program(s) could commit the City to adopting priority processing, granting fee waivers or deferrals, modifying development standards, granting concessions and incentives for housing developments that include units affordable to (ELI) households; assisting, supporting or pursuing funding applications; and outreach and coordination with affordable housing developers.

4. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

As noted in Findings A5 and A6, the element requires a complete analysis of potential governmental and non-governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

5. *The housing element shall include programs to conserve and improve the condition of the existing affordable housing stock. (Gov. Code, § 65583, subd. (c)(4).)*

Program 10: Residential Rehabilitation Program: Action 2 should commit to how the City will target lower-income, including ELI, and special needs populations, what types of outreach will be performed, and provide a definitive timeline as to when these actions will take place other than on an "ongoing" basis.

Program 13: Multi-Family Housing Acquisition and Rehabilitation: This Program should commit to provide more information on when the City will apply for funds and how the City intends on targeting lower-income households, including definitive timelines.

6. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

As noted in Finding A1, the element must include a complete analysis of AFFH. The element must be revised to add goals and actions based on the outcomes of a

complete analysis. Currently the element only addresses AFFH in Program 22. The element could revise other program actions to address the City's obligation to AFFH including how programs address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection. In addition, the element should describe how all the City's housing programs comply with and further the requirements and goals of Government Code section 8899.50, subdivision (b).

C. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)

While the element includes a summary of the public participation process (p. 4 and Appendix A), it must also demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element. The element should describe the efforts to circulate the housing element among low- and moderate-income households and organizations that represent them and to involve such groups and persons in the element throughout the process. In addition, the element should also summarize the public comments and describe how they were considered and incorporated into the element.

In addition, HCD understands the City made the element available to the public just prior to submittal to HCD, but the element is not clear as to when this took place. By not providing an opportunity for the public to review and comment on a draft of the element in advance of submission, the City may not yet have complied with statutory mandates to make a diligent effort to encourage the public participation in the development of the element and it reduces HCD's ability to consider public comments in the course of its review. The availability of the document to the public and opportunity for public comment prior to submittal to HCD is essential to the public process and HCD's review. The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including making revisions to the document where appropriate. HCD's future review will consider the extent to which the revised element documents how the City solicited, considered, and addressed public comments in the element. The City's consideration of public comments must not be limited by HCD's findings in this review letter.

**Planning Commission
Meeting
3/10/22**

CITY OF **LA CAÑADA FLINTRIDGE**

PLANNING COMMISSION STAFF REPORT

March 10, 2022 Hearing

Project/Case Number:

2021-2029 (6th Cycle) Housing Element

Applicant:

City of La Cañada Flintridge

Project Location:

Citywide

Project Planner:

Susan Koleda, AICP

Director of Community Development

Consultant:

CityPlace Planning

Veronica Tam and Associates

Background:

The City has been working for more than one-year on the Housing Element Update. There have been two workshops conducted during Planning Commission meetings, on March 11 and June 10, 2021. Additionally, on February 8, 2022, a policy discussion was held during the City Council meeting to discuss the Housing Element, sites inventory and rezoning required to implement the Housing Element Update.

Sites Inventory:

The Sites Inventory is the method by which jurisdictions are required to demonstrate that they have adequate sites to accommodate their assigned RHNA. The City must identify sites that are vacant or underutilized, and that those sites permit residential development of the requisite density. If a jurisdiction does not have adequate sites that are already designated and zoned appropriately, it must identify how the sites will be redesignated and rezoned to permit residential density in accordance with the Sites Inventory.

The number of residential units that must be accommodated in the 2021-2029 housing cycle is shown in the table, broken down by income category and includes a 20 percent buffer, which is required for income categories other than above moderate.

6 th Cycle RHNA with 20% Buffer for La Cañada Flintridge			
Income Category/Affordability Level*	Number of Units	20% Buffer	Total
Lower Income (0-80% of AMI)	387	77	464
Moderate Income (80-120% of AMI)	139	28	167
Above Moderate Income (More than 120% of AMI)	86	N/A	86
TOTAL UNITS	612	100%	717

During the City Council meeting of February 8, 2022, staff and the consultant were requested to look into the issues identified below.

1. Additional use of Accessory Dwelling Units (ADUs)

The draft Housing Element identifies a total of 120 ADUs that can be accommodated during the period, a total of 15 per year. This total was questioned by the Department of Housing and Community Development (HCD) within the December 2021 comments, included as Attachment 2 to this report. Staff and the consultant believe 15 ADUs per year is a realistic estimate given that 2 permits were issued in 2019, 13 permits were issued in 2020, 24 permits were issued in 2021 and so far in 2022, 11 permits have been issued.

Staff did review other local jurisdiction's estimates for ADUs within their draft Housing Elements, including Sierra Madre and San Marino. Both jurisdictions had issued fewer permits than LCF but were proposing higher annual number of permits than LCF during the 2021-2029 period. HCD has been consistently questioning the proposed number of ADUs based on a three year average. Therefore, staff do not believe that increasing the number of ADUs beyond 15 per year would be a feasible alternative.

2. Should the gas stations within the Downtown Village Specific Plan (DVSP) be included within the Sites Inventory?

Three gas stations were identified as potential sites: ARCO at 550 Foothill Boulevard (intersection with Woodleigh Lane), Chevron at 623 Foothill Boulevard (intersection with Rinetti Lane), and 76 at 1001 Foothill Boulevard (intersection with Angeles Crest Highway). Given the age of the ARCO gas station and the traffic safety issues identified at ARCO during recent public hearings, staff would recommend including this location on the Sites Inventory. Additionally, given the age and vehicle accidents at the intersection of Foothill Boulevard and Angeles Crest Highway, it is recommended to keep the 76 station within the Sites Inventory. The Chevron station does not present the same types of issues and is therefore less likely to transition to a residential use within the planning period. Therefore, this site has been removed, with the loss of 10 moderate units.

Additionally, staff note that the State of California has a goal to transition to 100 percent electric vehicles by 2030, thereby reducing the need for gas stations.

3. Include additional sites within the Religious Institution Overlay Zone.

When the Planning Commission had previously reviewed the Housing Element, they had requested that both St Bede the Venerable and Saint Francis High School be reviewed for inclusion within the overlay zone. The City Council made an identical request. The sites were reviewed and determined to be ineligible for inclusion based on several factors. The only area of St Bede that could be developed is the parking area. This is utilized as both parking for the religious use as well as play area for the associated school. As such, it is highly unlikely that it would transition over the eight year period, and therefore, cannot be included. Both Saint Francis High School and Flintridge Sacred Heart Academy were reviewed and determined to be ineligible based on the use of the sites as schools rather than religious institutions.

The City Council request that the First Church of Christ Scientist site also be reviewed. The new site at 827 Foothill Boulevard is less than 5,000 square feet in area with less than five parking spaces. The site at 600 Foothill Boulevard that was previously owned by the Church is no longer eligible for inclusion within the overlay zone given that it is now under private ownership. However, the site at 600 Foothill Boulevard is included within the revised Sites Inventory (see Attachment 1).

4. Inclusion of the parking lot at USC Verdugo Hills Hospital

The City has initiated discussions with USC Verdugo Hills Hospital over the inclusion of this site. For sites such as this, HCD have been requesting additional information from local jurisdictions as to whether the institution controlling the site has been contacted and is open to any rezoning that may be required and open to potential residential development. The site has the potential to accommodate 80 lower income units at 20-30 dwelling units per acre (du/ac).

5. Inclusion of the corridor along Verdugo Blvd between Foothill Boulevard and the west City boundary.

Staff has reviewed this area and noted challenges with regards to sewer access and the number of existing single family residential properties. If all or a portion of this area were to be included within the Sites Inventory, rezoning to a higher residential density would be necessary. As such, the existing single family residences would be made non-conforming. Since to be included on the Sites Inventory there must be an opportunity for the sites to be developed within the planning period, if the area was rezoned, the existing single-family residences could not be permitted to be modified in such a way as to extend the life of the structure or increase the value to such a level that the property would not transition to a higher residential density. There are approximately 26 single family residences located on the north side of Verdugo Boulevard between Alta Canyada Road and La Tour Road and 6-8 single family residences located on the south side of Verdugo

Boulevard between Wishing Hill Drive and Descanso Drive. Based on the lack of sewer access and the number of single-family residences that would be made non-conforming, staff do not recommend this area be included within the Sites Inventory.

6. Assess the viability of inclusion of Mayor's Discovery Park or other City owned land.

To be included within the Sites Inventory, City owned land must be available if a housing developer requested to partner with the City in developing a project or to sell the land. If City owned land was available for sale, it must be reported to the State under the Surplus Land Act. Rather, the City reported that there was no surplus land available. Additionally, there is no realistic opportunity to develop a residential housing project on any of the City park sites. Therefore, this option was determined to be unfeasible.

7. Assess viability of inclusion of the La Cañada Country Club /golf course.

As noted above, if identified as a potential site, there must be an opportunity for the land to transition to residential over the planning period, meaning the golf course would cease operation. Additionally, based on the requirements of the Affirmatively Furthering Fair Housing (AFFH) requirements, the site could not be utilized exclusively for moderate and above moderate units, which could be developed at lower densities similar to the existing development within the area. If identified within the Sites Inventory, the area would have to include lower income units at a minimum density of 20 du/ac, resulting in three-story development.

After reviewing the larger parcels that make up the golf course area, several of the parcels exceed 10 acres in size, which is inconsistent with HCD's guidance for lower units. Additionally, based on the existing parcel location and configuration, and after reviewing the topography of the area, staff do not believe it would be possible to prohibit potential development within the vicinity of the existing ridgelines. For these reasons, staff do not recommend including the golf course area within the Sites Inventory.

8. Provide different residential densities within the DVSP areas for areas north and south of Foothill Boulevard.

The existing DVSP allows residential units at a density of up to 15 du/ac within both the Mixed Use -1 (MU-1) and Mixed Use-2 (MU-2) land use districts of the DVSP, though in the MU-1, residential units are permitted on the upper level only. Staff and the consultant believe it would be possible to revise the area to include a mixed use zone north of Foothill Boulevard (MU-N) that would permit a density of 20-30 du/ac and a mixed use south of Foothill Boulevard (MU-S) that would permit a density of 12-15 du/ac.

For those areas south of Foothill Boulevard, there would be no change in the maximum density permitted and within these areas, development could be limited to two-stories in height. For designated areas north of Foothill Boulevard, the development standards

would need to be revised to allow at last three-story structures to accommodate the 20-30 du/ac density.

If this option is utilized, it would also result in those areas included within the Religious Institution Overlay Zone south of Foothill Boulevard having a density of 12-15 du/ac, rather than the 20-30 du/ac that is proposed outside the DVSP. Since the minimum density would not meet the threshold of 20 du/ac, these sites would not be acceptable for lower income units, resulting in the loss of 32 lower units at the Presbyterian Church and 9 lower units at St George Episcopal Church. However, they would be replaced with 17 moderate units.

Additional Modifications to the Sites Inventory

1. Site 53 (House America Financial at 1010 Foothill Boulevard) was removed based on the age and condition of the structure, with a loss of 4 moderate units.
2. Site 62 (4537 Indianola Way) has been removed at a loss of 5 moderate units based on the submittal of building permits for the site.
3. Site 63 (Post office parking lot) has been removed as the site is owned by the US Postal Service, with a loss of 6 moderate units.
4. Site 73 (Caltrans site with UA theater and commercial development on Verdugo Boulevard under State Route 2) was removed. Staff did speak with the leaseholder for the site and confirmed that residential development was not a permitted use of the ground lease. Therefore, the site was removed with the loss of 96 lower income units.
5. Site 87 (Big Lots) was included within the 5th cycle and was utilized again for the 6th cycle. The acreage identified for the site within the 5th cycle was incorrect and was listed as 3.14 acres, when in reality the site was approximately 31,410 square feet in size. The acreage has been correct, but this resulted in the number of units be accommodated being adjusted down from 75 to 18, a loss of 57 lower units.
6. The following sites have been added: Site 98-99 (JoAnn Fabric – already zoned R-3), Sites 100-103 (formerly Pier 1 Imports, 2196 Foothill and surrounding parking lots currently zoned CPD).
7. The following sites have been added/modified on the south side of Foothill Boulevard within the DVSP, with a proposed density of 12-15 du/ac, consistent with the existing MU-2: Site 97 (600 Foothill Boulevard), Sites 110-113 (800 block of Foothill Boulevard, owned by St George Episcopal Church but zoned MU-2), Sites 105-109 (between Gould Avenue and Georgian Road).

Recommendations:

Staff and the consultant recommend that the applicable codes be amended to allow for the rounding up, rather than rounding down, of density. This is done when the allowable density results in a fraction of a unit and can make a difference when viewed across the city. Rounding up is currently only permitted as it applies to the Density Bonus chapter of the Zoning Code (Chapter 11.19).

With the changes and additions identified above, the Sites Inventory alone is as follows:

Income Category	UNITS		RHNAs		
	Units from Sites Inventory (dated 3.2.22)	Required RHNAs	Required RHNAs + 20% Buffer	Required RHNAs + 30% Buffer	
Above Moderate	56	86	N/A	N/A	
Moderate	198	139	167	180	
Lower	572	387	465	503	

- Number of Above Moderate-Income units exceeds RHNAs by 6 units
- Number of Moderate-Income units exceeds RHNAs plus 30% buffer by 2 units
- Number of Lower-Income units exceeds RHNAs plus 30% buffer by 69

When the 120 units proposed through ADUs are included, the following numbers are achievable:

Income Category	UNITS			RHNAs		
	Units from Sites Inventory (3.2.22)	ADUs	Total	Required RHNAs	Required RHNAs + 20% Buffer	Required RHNAs + 30% Buffer
Above Moderate	56	36	92	86	N/A	N/A
Moderate	198	2	200	139	167	180
Lower	572	82	654	387	465	503

Staff is requesting that the Planning Commission invite public comment on the revised draft sites inventory, review of revised Sites Inventory and provide direction to staff on any changes. After reviewing any comments received, staff intend to schedule a joint City Council and Planning Commission meeting to expedite completion of the Sites Inventory in order to resubmit the draft Housing Element to HCD for a second review.

Attachments

1. Draft Sites Inventory and associated maps dated March 3, 2022
2. Comment letter from HCD dated December 3, 2021
3. Sites Inventory Map (Appendix C of Public Review Draft dated September 2021)

CITY OF LA CAÑADA FLINTRIDGE**PLANNING COMMISSION STAFF REPORT**

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Staff did review other local jurisdiction's estimates for ADUs within their draft Housing Elements, including Sierra Madre and San Marino. Both jurisdictions had issued fewer permits than LCF but were proposing higher annual number of permits than LCF during the 2021-2029 period. HCD has been consistently questioning the proposed number of ADUs based on a three year average. Therefore, staff do not believe that increasing the number of ADUs beyond 15 per year would be a feasible alternative.

2. Should the gas stations within the Downtown Village Specific Plan (DVSP) be included within the Sites Inventory?

Three gas stations were identified as potential sites: ARCO at 550 Foothill Boulevard (intersection with Woodleigh Lane), Chevron at 623 Foothill Boulevard (intersection with Rinetti Lane), and 76 at 1001 Foothill Boulevard (intersection with Angeles Crest Highway). Given the age of the ARCO gas station and the traffic safety issues identified at ARCO during recent public hearings, staff would recommend including this location on the Sites Inventory. Additionally, given the age and vehicle accidents at the intersection of Foothill Boulevard and Angeles Crest Highway, it is recommended to keep the 76 station within the Sites Inventory. The Chevron station does not present the same types of issues and is therefore less likely to transition to a residential use within the planning period. Therefore, this site has been removed, with the loss of 10 moderate units.

Additionally, staff note that the State of California has a goal to transition to 100 percent electric vehicles by 2030, thereby reducing the need for gas stations.

3. Include additional sites within the Religious Institution Overlay Zone.

When the Planning Commission had previously reviewed the Housing Element, they had requested that both St Bede the Venerable and Saint Francis High School be reviewed for inclusion within the overlay zone. The City Council made an identical request. The sites were reviewed and determined to be ineligible for inclusion based on several factors. The only area of St Bede that could be developed is the parking area. This is utilized as both parking for the religious use as well as play area for the associated school. As such, it is highly unlikely that it would transition over the eight year period, and therefore, cannot be included. Both Saint Francis High School and Flintridge Sacred Heart Academy were reviewed and determined to be ineligible based on the use of the sites as schools rather than religious institutions.

The City Council request that the First Church of Christ Scientist site also be reviewed. The new site at 827 Foothill Boulevard is less than 5,000 square feet in area with less than five parking spaces. The site at 600 Foothill Boulevard that was previously owned by the Church is no longer eligible for inclusion within the overlay zone given that it is now under private ownership. However, the site at 600 Foothill Boulevard is included within the revised Sites Inventory (see Attachment 1).

4. Inclusion of the parking lot at USC Verdugo Hills Hospital

The City has initiated discussions with USC Verdugo Hills Hospital over the inclusion of this site. For sites such as this, HCD have been requesting additional information from local jurisdictions as to whether the institution controlling the site has been contacted and is open to any rezoning that may be required and open to potential residential development. The site has the potential to accommodate 80 lower income units at 20-30 dwelling units per acre (du/ac).

5. Inclusion of the corridor along Verdugo Blvd between Foothill Boulevard and the west City boundary.

Staff has reviewed this area and noted challenges with regards to sewer access and the number of existing single family residential properties. If all or a portion of this area were to be included within the Sites Inventory, rezoning to a higher residential density would be necessary. As such, the existing single family residences would be made non-conforming. Since to be included on the Sites Inventory there must be an opportunity for the sites to be developed within the planning period, if the area was rezoned, the existing single-family residences could not be permitted to be modified in such a way as to extend the life of the structure or increase the value to such a level that the property would not transition to a higher residential density. There are approximately 26 single family residences located on the north side of Verdugo Boulevard between Alta Canyada Road and La Tour Road and 6-8 single family residences located on the south side of Verdugo

Boulevard between Wishing Hill Drive and Descanso Drive. Based on the lack of sewer access and the number of single-family residences that would be made non-conforming, staff do not recommend this area be included within the Sites Inventory.

6. Assess the viability of inclusion of Mayor's Discovery Park or other City owned land.

To be included within the Sites Inventory, City owned land must be available if a housing developer requested to partner with the City in developing a project or to sell the land. If City owned land was available for sale, it must be reported to the State under the Surplus Land Act. Rather, the City reported that there was no surplus land available. Additionally, there is no realistic opportunity to develop a residential housing project on any of the City park sites. Therefore, this option was determined to be unfeasible.

7. Assess viability of inclusion of the La Cañada Country Club /golf course.

As noted above, if identified as a potential site, there must be an opportunity for the land to transition to residential over the planning period, meaning the golf course would cease operation. Additionally, based on the requirements of the Affirmatively Furthering Fair Housing (AFFH) requirements, the site could not be utilized exclusively for moderate and above moderate units, which could be developed at lower densities similar to the existing development within the area. If identified within the Sites Inventory, the area would have to include lower income units at a minimum density of 20 du/ac, resulting in three-story development.

After reviewing the larger parcels that make up the golf course area, several of the parcels exceed 10 acres in size, which is inconsistent with HCD's guidance for lower units. Additionally, based on the existing parcel location and configuration, and after reviewing the topography of the area, staff do not believe it would be possible to prohibit potential development within the vicinity of the existing ridgelines. For these reasons, staff do not recommend including the golf course area within the Sites Inventory.

8. Provide different residential densities within the DVSP areas for areas north and south of Foothill Boulevard.

The existing DVSP allows residential units at a density of up to 15 du/ac within both the Mixed Use -1 (MU-1) and Mixed Use-2 (MU-2) land use districts of the DVSP, though in the MU-1, residential units are permitted on the upper level only. Staff and the consultant believe it would be possible to revise the area to include a mixed use zone north of Foothill Boulevard (MU-N) that would permit a density of 20-30 du/ac and a mixed use south of Foothill Boulevard (MU-S) that would permit a density of 12-15 du/ac.

For those areas south of Foothill Boulevard, there would be no change in the maximum density permitted and within these areas, development could be limited to two-stories in height. For designated areas north of Foothill Boulevard, the development standards

would need to be revised to allow at last three-story structures to accommodate the 20-30 du/ac density.

If this option is utilized, it would also result in those areas included within the Religious Institution Overlay Zone south of Foothill Boulevard having a density of 12-15 du/ac, rather than the 20-30 du/ac that is proposed outside the DVSP. Since the minimum density would not meet the threshold of 20 du/ac, these sites would not be acceptable for lower income units, resulting in the loss of 32 lower units at the Presbyterian Church and 9 lower units at St George Episcopal Church. However, they would be replaced with 17 moderate units.

Additional Modifications to the Sites Inventory

1. Site 53 (House America Financial at 1010 Foothill Boulevard) was removed based on the age and condition of the structure, with a loss of 4 moderate units.
2. Site 62 (4537 Indianola Way) has been removed at a loss of 5 moderate units based on the submittal of building permits for the site.
3. Site 63 (Post office parking lot) has been removed as the site is owned by the US Postal Service, with a loss of 6 moderate units.
4. Site 73 (Caltrans site with UA theater and commercial development on Verdugo Boulevard under State Route 2) was removed. Staff did speak with the leaseholder for the site and confirmed that residential development was not a permitted use of the ground lease. Therefore, the site was removed with the loss of 96 lower income units.
5. Site 87 (Big Lots) was included within the 5th cycle and was utilized again for the 6th cycle. The acreage identified for the site within the 5th cycle was incorrect and was listed as 3.14 acres, when in reality the site was approximately 31,410 square feet in size. The acreage has been correct, but this resulted in the number of units be accommodated being adjusted down from 75 to 18, a loss of 57 lower units.
6. The following sites have been added: Site 98-99 (JoAnn Fabric – already zoned R-3), Sites 100-103 (formerly Pier 1 Imports, 2196 Foothill and surrounding parking lots currently zoned CPD).
7. The following sites have been added/modified on the south side of Foothill Boulevard within the DVSP, with a proposed density of 12-15 du/ac, consistent with the existing MU-2: Site 97 (600 Foothill Boulevard), Sites 110-113 (800 block of Foothill Boulevard, owned by St George Episcopal Church but zoned MU-2), Sites 105-109 (between Gould Avenue and Georgian Road).

Recommendations:

Staff and the consultant recommend that the applicable codes be amended to allow for the rounding up, rather than rounding down, of density. This is done when the allowable density results in a fraction of a unit and can make a difference when viewed across the city. Rounding up is currently only permitted as it applies to the Density Bonus chapter of the Zoning Code (Chapter 11.19).

With the changes and additions identified above, the Sites Inventory alone is as follows:

Income Category	UNITS		RHNA		
	Units from Sites Inventory (dated 3.2.22)	Required RHNA	Required RHNA + 20% Buffer	Required RHNA + 30% Buffer	
Above Moderate	56	86	N/A	N/A	
Moderate	198	139	167	180	
Lower	572	387	465	503	

- Number of Above Moderate-Income units exceeds RHNA by 6 units
- Number of Moderate-Income units exceeds RHNA plus 30% buffer by 2 units
- Number of Lower-Income units exceeds RHNA plus 30% buffer by 69

When the 120 units proposed through ADUs are included, the following numbers are achievable:

Income Category	UNITS			RHNA		
	Units from Sites Inventory (3.2.22)	ADUs	Total	Required RHNA	Required RHNA + 20% Buffer	Required RHNA + 30% Buffer
Above Moderate	56	36	92	86	N/A	N/A
Moderate	198	2	200	139	167	180
Lower	572	82	654	387	465	503

Staff is requesting that the Planning Commission invite public comment on the revised draft sites inventory, review of revised Sites Inventory and provide direction to staff on any changes. After reviewing any comments received, staff intend to schedule a joint City Council and Planning Commission meeting to expedite completion of the Sites Inventory in order to resubmit the draft Housing Element to HCD for a second review.

Attachments

1. Draft Sites Inventory and associated maps dated March 3, 2022
2. Comment letter from HCD dated December 3, 2021
3. Sites Inventory Map (Appendix C of Public Review Draft dated September 2021)

**Joint Planning
Commission/City Council
Workshop**

4/5/22

CITY
OF LA CAÑADA FLINTRIDGE

CM Review: _____
Fiscal Review: _____

CITY COUNCIL AGENDA REPORT

MEETING DATE:	April 5, 2022
SUBJECT:	Joint Meeting of the City Council and Planning Commission to Discuss the 2021-2029 (6 th Cycle) Housing Element
PRESENTER:	Susan Koleda, Director of Community Development
PROPOSED ACTION:	Consider and provide direction to staff
ENVIRONMENTAL IMPACT:	None at this time. Adoption of the Housing Element and rezoning to implement the Housing Element must be reviewed pursuant to the California Environmental Quality Act prior to adoption
FISCAL IMPACT:	Unknown

SUMMARY: The City of La Cañada Flintridge is currently updating its General Plan Housing Element. The 6th Cycle Housing Element will cover the eight-year planning period from October 2021 – October 2029. Local governments across California are required by State Housing Element law to adequately plan to meet their share of the State’s overall housing need. A Draft Housing Element was released for public review and comment on September 22, 2021, and was submitted to the Department of Housing and Community Development (HCD) for review and comment in October 2021. The City received comments on the draft element from HCD on December 3, 2021. Since then, the City Council held a policy discussion on the Housing Element on February 8, 2022 and the Planning Commission reviewed and received public comments on a revised Sites Inventory on March 10, 2022.

DISCUSSION: Since receiving comments from HCD on the first draft of the Housing Element, the consultants and staff have been revising relevant sections of the Housing Element. One of the last pieces that must be addressed prior to public review and submittal to HCD of the second draft is the Sites Inventory. The Sites Inventory is the method by which jurisdictions are required to demonstrate that they have adequate sites to accommodate their assigned RHNA. The City must identify sites that are vacant or underutilized, and demonstrate that those sites permit, or will permit, housing development based on rezoning, density allowance and reduction or elimination of development constraints. If a jurisdiction does not have adequate sites that are already designated and zoned appropriately, it must identify how the sites will be redesignated and rezoned to permit residential density in accordance with the Sites Inventory.

The number of residential units that must be accommodated in the 2021-2029 housing cycle is shown in the table, broken down by income category and includes a 20 percent buffer. A 15-30 percent buffer is required for income categories other than above moderate.

6 th Cycle RHNA with 20% Buffer for La Cañada Flintridge			
Income Category/Affordability Level*	Number of Units	20% Buffer	Total
Lower Income (0-80% of AMI)	387	77	464
Moderate Income (80-120% of AMI)	139	28	167
Above Moderate Income (More than 120% of AMI)	86	N/A	86
TOTAL UNITS	612	100%	717

During the City Council meeting of February 8, 2022, the City Council directed staff and the consultant to review the following to determine if these methods or sites could be utilized for the Sites Inventory:

1. Additional use of Accessory Dwelling Units (ADUs);
2. Inclusion of gas stations within the Downtown Village Specific Plan (DVSP);
3. Inclusion of additional sites within the Religious Institution Overlay Zone;
4. Inclusion of the parking lot at USC Verdugo Hills Hospital;
5. Inclusion of the corridor along Verdugo Boulevard between Foothill Boulevard and the west city boundary;
6. Inclusion of Mayor's Discovery Park or other City owned land;
7. Inclusion of the La Cañada Flintridge Country Club /golf course;
8. Providing different residential densities within the DVSP for areas north and south of Foothill Boulevard.

Of the eight directives identified, the only one that would provide potential additional housing units is the inclusion of the USC Verdugo Hills Hospital parking lot. This has been included at the current time; however, additional work to demonstrate the site is suitable to HCD will be required. Providing a lower residential density on the south side of Foothill Boulevard lowered the overall number of units and options available within the Sites Inventory, resulting in the inclusion of additional sites, identified and mapped within the Planning Commission Staff Report for the March 10, 2022 meeting, included as Attachment 1. Additional information and analysis as to the feasibility and implications of the other options can also be found within the attached report.

After public review and comments from the City Council and Planning Commission, some additional sites identified within the first draft of the Housing Element have been removed based on known impediments, including ownership by a federal agency, submitted building permits and known limitations on use. To ensure sufficient sites were available, additional sites were added or

modified, including Site 98-99 (Jo-Ann Fabrics and Crafts – already zoned R-3), Sites 100-103 (formerly Pier 1 Imports, 2196 Foothill and surrounding parking lots currently zoned CPD), Site 97 (600 Foothill Boulevard), Sites 110-113 (800 block of Foothill Boulevard, owned by St George Episcopal Church but zoned MU-2), Sites 105-109 (between Gould Avenue and Georgian Road).

The revised Sites Inventory and associated maps are included as Attachment 1 and 3, respectively, to the Planning Commission Staff Report dated March 10, 2022.

After reviewing the revised Sites Inventory, the Planning Commission disagreed with the City Council on providing a lower density on the south side of Foothill Boulevard. The Planning Commission believes that increasing the density throughout the Downtown Village Specific Plan would allow the City to meet the RHNA obligation and found there was not a clear rational or objective standards for such a division. By providing a density of 12-15 dwelling units per acre (du/ac) south of Foothill Boulevard, none of the sites would provide a minimum density of 20 du/ac, the minimum density required for lower income units, forcing all lower income units to the north side of Foothill Boulevard within the DVSP. Additionally, the Planning Commission felt completing due diligence on all parcels included on the Sites Inventory, including discussing the potential for rezoning with property owners and identifying any impediments, was necessary. While opposition to inclusion within the Sites Inventory by a property owner may be an issue, after speaking with HCD, this does not necessarily preclude a parcel from inclusion.

SUMMARY: Staff and the consultant recommend that the applicable codes be amended to allow for the rounding up, rather than rounding down, of density. This is done when the allowable density results in a fraction of a unit and can make a difference when viewed across the city. Rounding up is currently only permitted as it applies to the Density Bonus chapter of the Zoning Code (Chapter 11.19).

With the changes and additions identified above, the Sites Inventory alone is as follows:

Income Category	UNITS Units from Sites Inventory (dated 3.2.22)	RHNA		
		Required RHNA	Required RHNA + 20% Buffer	Required RHNA + 30% Buffer
Above Moderate	74	86	N/A	N/A
Moderate	194	139	167	180
Lower	572	387	465	503

With Sites Inventory alone:

- Number of Above Moderate-Income units: shortfall of RHNA by 12 units
- Number of Moderate-Income units: exceeds RHNA plus 30% buffer by 14 units
- Number of Lower-Income units exceeds: RHNA plus 30% buffer by 69

When the 120 units proposed through ADUs are included, the following numbers are achievable:

Income Category	UNITS			RHNAs		
	Units from Sites Inventory (3.2.22)	ADUs	Total	Required RHNAs	Required RHNAs + 20% Buffer	Required RHNAs + 30% Buffer
Above Moderate	74	36	110	86	N/A	N/A
Moderate	194	2	196	139	167	180
Lower	572	82	654	387	465	503

With Sites Inventory plus ADUs:

- Number of Above Moderate-Income units: exceeds RHNA by 24 units
- Number of Moderate-Income units: exceeds RHNA plus 30% buffer by 16 units
- Number of Lower-Income units exceeds RHNA plus 30% buffer by 151 units

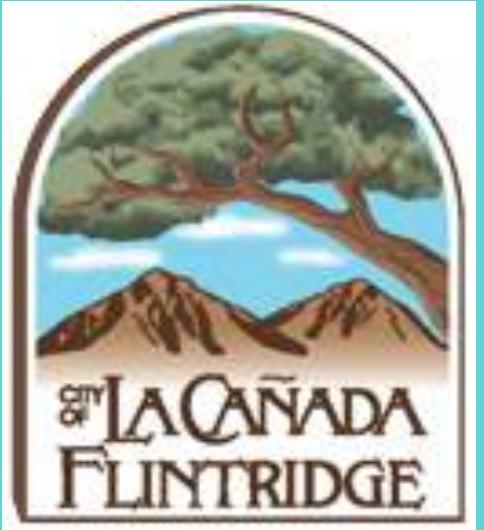
OPTIONS:

1. Consider and provide direction to staff.
2. Motion to: Receive and file.

RECOMMENDATION: Option # 1 - Consider and provide direction to staff.

ATTACHMENT:

1. Planning Commission Staff Report dated March 10, 2022



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 6th 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/liability 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

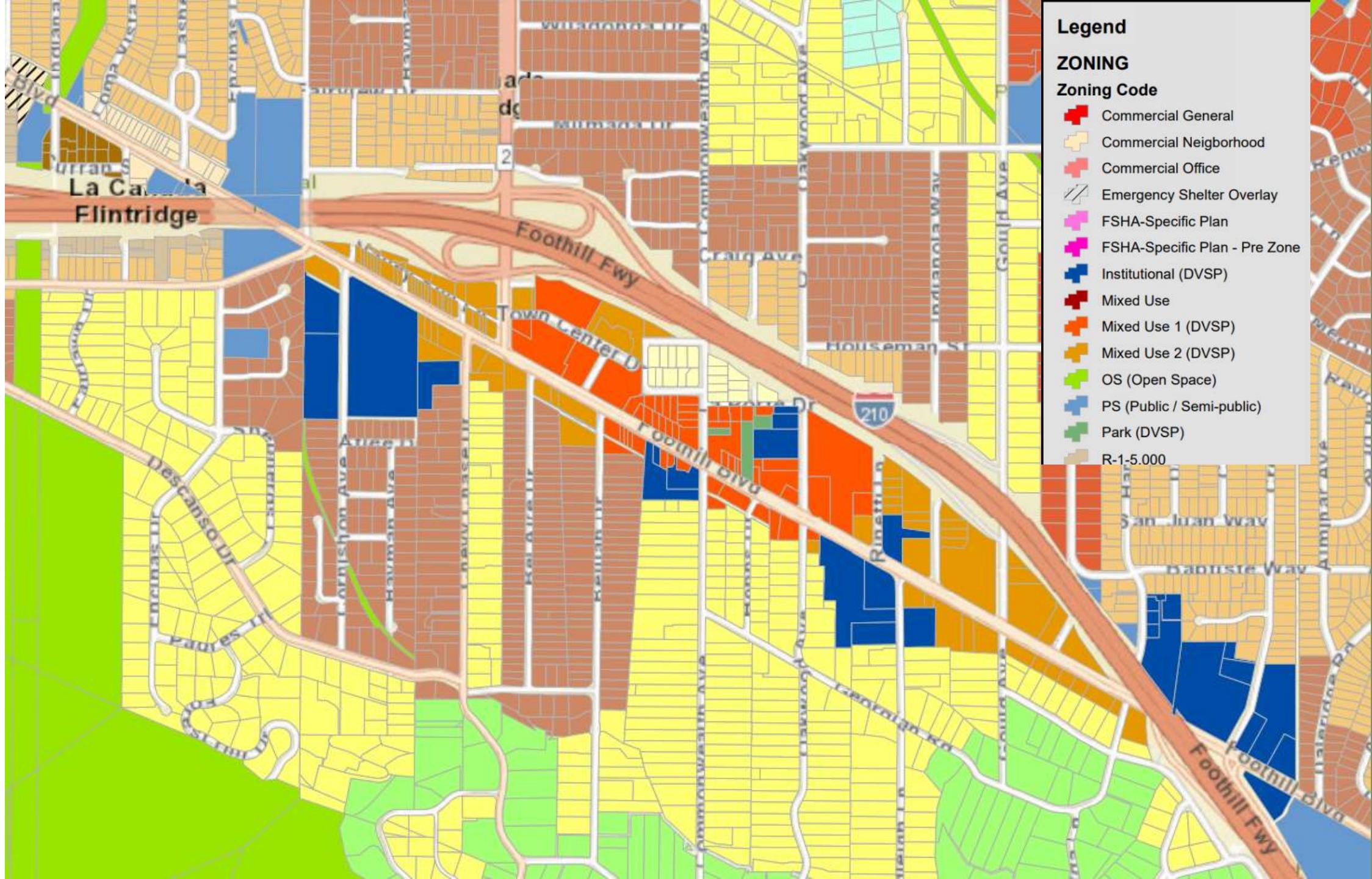
- Results of the prototype and pro forma analysis would:
 - Provide the City Council, Planning Commission, and the public with viable options for development.
 - Provide the City with viable densities to share with property owners when the City conducts its due diligence, which could inform decisions 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

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

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



City Council Meeting
7/5/22

CITY
OF LA CAÑADA FLINTRIDGE

CM Review: _____
Fiscal Review: _____

CITY COUNCIL AGENDA REPORT

MEETING DATE:	July 5, 2022
SUBJECT:	Discussion on Potential Housing Density for Lower Income Units Required to Accommodate the Regional Housing Needs Assessment within the 2021-2029 6 th Cycle Housing Element
PRESENTER:	Susan Koleda, Director of Community Development
PROPOSED ACTION:	Consider and provide direction to staff
ENVIRONMENTAL IMPACT:	Undetermined at the current time
FISCAL IMPACT:	None

SUMMARY: The City of La Cañada Flintridge is currently updating its 2021-2029 6th Cycle Housing Element. The City is required by State housing law to adequately plan to meet its share of the State's overall housing need. To adequately plan for the sharing of the State's housing need, local governments adopt Housing Elements as part of their General Plans. Housing Elements provide goals, policies, and programs to create opportunities for housing development.

DISCUSSION: To comply with State law, the City's Housing Element must be updated to ensure that policies and programs encourage the accommodation of our share of the housing units assigned to the City through the Regional Housing Needs Assessment (RHNA). For the current 6th Cycle Housing Element update, the City's share of the RHNA is 612 units, divided among a range of income or affordability levels (based on Area Median Income, or AMI), as shown in the following table.

6 th Cycle RHNA for La Cañada Flintridge		
Income Category/Affordability Level*	Number of Units	Percent of Total Units
Very Low Income (0-50% of AMI)	252	41%
Low Income (50-80% of AMI)	135	22%
Moderate Income (80-120% of AMI)	139	23%
Above Moderate Income (More than 120% of AMI)	86	14%
TOTAL UNITS	612	100%

There are other requirements that affect a jurisdiction's strategy for accommodating its RHNA. The "No Net Loss" law requires that sufficient adequate sites must be available at all times throughout the planning period. Because cities often have projects built at lower density than their Zoning Codes allow, HCD recommends that jurisdictions include a buffer in the Sites Inventory of approximately 15-30 percent more capacity than required for lower and moderate income RHNA so that it remains compliant throughout the planning period. Adding a 20 percent buffer to the City's RHNA results in the following units La Cañada Flintridge must demonstrate that it can accommodate:

6th Cycle RHNA for La Cañada Flintridge			
Income Category/Affordability Level*	Number of Units	20% Buffer	Total
Very Low & Lower Income (0-80% of AMI)	387	77	464
Moderate Income (80-120% of AMI)	139	28	167
Above Moderate Income (More than 120% of AMI)	86	N/A	86
TOTAL UNITS	612	100%	717

After comments were received from HCD on the first draft of the Housing Element update and from property owners included on the Sites Inventory, the City Council decided to hire Michael Baker International (MBI) as a subconsultant to CityPlace Planning, the Housing Element consultant, to conduct an economic analysis and housing prototype feasibility study to determine the housing density range appropriate to accommodate lower income units and the associated development standards required to implement the Housing Element. State law identifies specific requirements for lower income housing sites which, for the City, includes a density of at least 20 dwelling units per acres (du/ac) and sites of between 0.5–10 acres. Multiple parcels can be grouped to meet the 0.5 acre minimum site requirement. Sites must be realistically available for redevelopment within the 2021-2029 planning period and constraints, such as existing leases and lack of infrastructure, are taken into consideration by the State Department of Housing and Community Development when reviewing the Housing Element for consistency with state law.

MBI utilized a recent sale (late 2021) on Foothill Boulevard that is currently being converted to medical office as the base for comparison. Medical office was utilized as the per square foot assessed value was one of the highest of all uses identified within the Economic Development Analysis of the Commercial Properties within the Downtown Village Specific Plan, prepared in November 2020 by Applied Development Economics. MBI utilized the most recent land values, soft and hard development costs, and found that both a 100% above moderate housing project and a project with 15% lower income units with a minimum density of 26 du/ac was comparable to the medical office use in terms of the rate of return. It should be noted that a project with 15% lower income units would be eligible for a density bonus under state law and City ordinance and could be constructed at a higher density than that adopted within the Housing Element, potentially increasing the rate of return.

Housing Element – Lower Income Unit Density

City Council Agenda Report

July 5, 2022

Page 3 of 3

The current R-3 (Multifamily) zone allows for a density of up to 30 du/ac, the Mixed Use (MX) zone allows for a density of 20-30 du/ac and the Mixed Use 1 and 2 land use districts of the DVSP allow up to 15 du/ac. As noted above, sites identified to accommodate lower income units must have a minimum density of 20 du/ac per state law and, based on the state's Affirmatively Furthering Fair Housing requirements, sites to accommodate lower income units must be spread throughout the community, which will require sites to be identified within the area of the DVSP.

When preparing the Sites Inventory, the City must use the minimum base density when calculating the number of potential units that can be accommodated on a site since there have been no approved projects that demonstrate a higher density is feasible. Therefore, the first draft of the Housing Element utilized 20 du/ac for all sites identified for lower income units.

If the density range were modified to 25-30 or 25-35 du/ac based on the economic analysis conducted by MBI that identified 26 du/ac as comparable to other commercial uses with regards to financial return, the number of sites required to accommodate the lower income units would be reduced. Additionally, the consultant and staff could approach property owners with objective data showing that multifamily development at the higher density was financially beneficial to them. This might persuade property owners, who previously objected to inclusion on the Sites Inventory, to reconsider.

Any increase in density will likely require modification of development standards. An analysis to determine appropriate development standards will begin in the coming weeks and will include public input through both an online survey and public hearings before the Planning Commission and/or City Council. This work will be included in the FY 2022-23 contract with CityPlace Planning.

OPTIONS:

1. Consider and provide direction to staff.
2. Motion to: Receive and file.

RECOMMENDATION:

Option # 1 - Consider and provide direction to staff.

Stakeholder Engagement List

Crescenta-Cañada Family YMCA
1930 Foothill Blvd.
La Cañada Flintridge, CA 91011

Housing Rights Center
3255 Wilshire Blvd #1150
Los Angeles, CA 90010

Armenian Relief Society
Regional Executive Board
517 W. Glenoaks Blvd.
Glendale, CA 91202

La Cañada Flintridge Kiwanis - AM Club
Joyce Ruygrok, President
c/o Lutheran Church in the Foothills
1700 Foothill Blvd.
La Cañada Flintridge, CA 91011

Assistance League(R) of Flintridge
4607 Oakwood Avenue
La Cañada Flintridge, CA 91011

Salvation Army Meals on Wheels
320 West Windsor Road
Glendale, California 91204

Rotary Club of La Cañada Flintridge
P.O. Box 44
La Cañada Flintridge, CA 91011

Family Promise of San Gabriel
Valley
1005 E Las Tunas Dr #525, San
Gabriel, CA 91776

Elderly Services Consortium for
Asian/Pacific American
767 N. Hill Street, Suite 400
Los Angeles, CA 90012

Anthony Dedousis
Abundant Housing LA
515 S Flower Street, 18th Floor
Los Angeles, CA 90071

The Olson Company
3010 Old Ranch Parkway
Suite 100
Seal Beach, CA 90740

Zentmyer Properties
1434 Foothill Boulevard
La Cañada Flintridge, CA 91011

Jet Propulsion Laboratory
Manager, Facilities Division
Institute of Technology
4800 Oak Grove Drive
Pasadena, CA 91109

La Cañada Flintridge Chamber of
Commerce
One Civic Center Drive, Suite A
La Cañada Flintridge, CA 91011

Housing Rights Center
1020 N Fair Oaks Ave
Pasadena, CA 91103

Santa Monica Mountains Conservancy
State of California – The Resources
Agency
570 West Avenue Twenty-Six, Suite 100
Los Angeles, CA 90065

Altadena Foothill Conservancy
PO Box 3
Altadena, CA 91003

Arroyos & Foothills Conservancy
P.O. Box 1
Pasadena, CA 91102

Kingdom Hall of Jehovah's Witnesses
4450 Briggs Avenue
Montrose, CA 91020

Saint Luke's Anglican Church
2416 Montrose Avenue
Montrose, CA 91020

PATH
340 N Madison Ave
Los Angeles, CA 90004

Saint Luke's of the Mountain Episcopal
Church
2563 Foothill Blvd., La Crescenta-
Montrose, CA 91214

Crescenta Valley Korean United
Methodist Church
2700 Montrose Avenue
Montrose, CA 91020

Lutheran Church in the Foothills
1700 Foothill Blvd.
La Cañada Flintridge, CA 91011

La Cañada Congregational Church
1200 Foothill Blvd
La Cañada Flintridge, CA 91011

La Cañada United Methodist Church
104 Berkshire Place
La Cañada Flintridge, CA 91011

La Cañada Presbyterian Church
626 Foothill Boulevard
La Cañada Flintridge, CA 91011

St Bede the Venerable Church
215 Foothill Blvd.,
La Cañada Flintridge, CA 91011

Church of Jesus Christ of
Latter Day Saints
1830 Foothill Blvd.
La Cañada Flintridge, CA 91011

St. George's Episcopal Church
808 Foothill Boulevard
La Cañada Flintridge, CA 91011

Union Station Adult Center
412 S Raymond Avenue
Pasadena, CA 91104

Union Station Homeless Services
825 E Orange Grove Blvd,
Pasadena, CA 91104

Ascencia
1851 Tyburn St,
Glendale, CA 91204

Jovenes Inc. Center
1208 Pleasant Ave
Los Angeles, CA 90033

Homeless Outreach Program
Integrated Care System
5849 Crocker St
Los Angeles, CA 90003

Centennial Place
235 E Holly St #145
Pasadena, CA 91101

Project New Hope
601 E Glenoaks Blvd #100,
Glendale, CA 91207

Door of Hope
669 N Los Robles Ave
Pasadena, CA 91101

San Gabriel Habitat for Humanity
724 E Huntington Drive
Monrovia, CA 91016

Compass Real Estate
964 Foothill Blvd, La Cañada
Flintridge, CA 91011

Keller Williams Realty
848 Foothill Blvd
La Cañada Flintridge, CA 91011

Coldwell Banker Realty
657 Foothill Blvd, La Cañada
Flintridge, CA 91011

Re/Max Tri-City Realty
1433 Foothill Blvd
La Cañada Flintridge, CA 91011

JohnHart Real Estate
1420 Foothill Blvd
La Cañada Flintridge, CA 91011

Dilbeck Real Estate Agents
1030 Foothill Blvd, La Cañada
Flintridge, CA 91011

Town & Ranch Realty
739 Foothill Blvd, La Cañada
Flintridge, CA 91011

Ballard & Ballard Real Estate
1313 Foothill Blvd Suite 8, La
Cañada Flintridge, CA 91011

Kobeissi Properties
711 Foothill Blvd H, La Cañada
Flintridge, CA 91011

The Campbell Center
6512 San Fernando Rd,
Glendale, CA 91201

Disability Law Center
117 S Louise St #313
Glendale, CA 91205

NAACP Pasadena Branch
595 Lincoln Ave, Pasadena, CA
91103

Chinatown Service Center
112 N Chandler Ave # 105,
Monterey Park, CA 91754

Hope
634 S Spring St #920, Los
Angeles, CA 90014

Catholic Charities
4322 San Fernando Rd #2522,
Glendale, CA 91204

Neighborhood Housing Services
of Los Angeles County
3926 Wilshire Blvd., Suite 200
Los Angeles, CA 90010

Abode Communities
1149 S Hill St.
Los Angeles, CA 90015

Homes for Life Foundation
8939 S. Sepulveda Blvd., Suite
460
Los Angeles, CA 90045

National CORESM and
Hope Through Housing
Foundation
9421 Haven Avenue
Rancho Cucamonga, CA 91730

Jamboree Housing Corporation
17701 Cowan Ave
Suite 200
Irvine, California 92614

Southern California Association
of Non-Profit Housing
340 E. 2nd St., Suite 406
Los Angeles, CA 90012

**Letters from City Council and
Property Owner Distribution
List**



City Council
Terry Walker, Mayor
Keith Eich, Mayor Pro Tem
Jonathan C. Curtis
Michael T. Davitt
Richard Gunter

June 30, 2022

RE: Future Planning for Housing in our City

Dear Commercial Property Owners and Faith-based Organizations,

The City of La Cañada Flintridge is in the process of updating its Housing Element as required by State law, and we would like to request your *input and cooperation* in this effort. One of the requirements is for the City to identify sites where multi-family housing could feasibly be constructed over the next 8-year period.

We are focusing on commercially designated properties and faith-based campuses to develop this sites inventory. Past experience has shown that single-family homes in our City do not tend to be redeveloped into multi-family dwellings. We are asking property owners if they there are constraints that would preclude their properties from being included in the Sites Inventory. The location and Assessor Parcel Number of the site are:

Location: 845 FOOTHILL BLVD

APN: 5815-013-012

The City is considering some changes to the Zoning Code that would allow these commercial properties to have the option to develop with multi-family residential or mixed use. This would not impose a requirement to build housing, however it would expand the flexibility for properties that meet certain criteria to do so in the future and potentially increase the value of the property.

This may be new to you, so please see some additional information below:

- If your property is currently zoned as commercial, the City is proposing to either change your zoning or add a zoning overlay to your property that would allow the existing commercial use, mixed-use (commercial and residential in the same development) or stand-alone multi-family residential, but would not require it. In effect, this action would provide you with more options for future development of your property than you have currently.
- If your property is owned and operated as a religious use, the City is proposing to add an overlay to your property that would allow you to construct affordable housing while maintaining your current use. As with the other actions noted above that the City is proposing, this would provide you an option for development on your site that may not currently be available to you under current zoning.
- There would be no cost to you to add the overlay zone to your property. You would not have to apply for or pay to have the zoning on your property changed.

Please note that the City does not build housing – the private market builds housing. The Housing Element “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 of La Cañada Flintridge will be sending a follow-up letter to property owners whose properties meet the criteria of the sites inventory (minimum size and location) in the coming weeks. In the meantime, if this potential opportunity interests you, or you would like additional information, please contact Susan Koleda, Community Development Director at skoleda@lcf.ca.gov or (818) 790-8881.

Sincerely,

A handwritten signature in black ink that reads "Keith Eich".

Keith Eich, Mayor Pro Tem

A handwritten signature in blue ink that reads "RG".

Rick Gunter, Councilmember



City Council
Terry Walker, Mayor
Keith Eich, Mayor Pro Tem
Jonathan C. Curtis
Michael T. Davitt
Richard Gunter

July 14, 2022

RE: Future Planning for Housing in our City

Dear «OWNERNAME1»,

The City of La Cañada Flintridge is in the process of updating its Housing Element as required by State law, and we would like to request your *input and cooperation* in this effort. In a letter dated June 30, 2022, the City asked if there were constraints on your property or if you had an interest in rezoning the property to allow for multi-family and/or mixed use development.

The location and Assessor Parcel Number of your parcel are:

Location: «Address»

APN: «APN»

Since the first letter, the City Council has held a discussion and gathered public feedback on the proposed density of multifamily housing. The discussion was based on an economic analysis by Michael Baker International and utilized a recent sale on Foothill Boulevard as a comparison, which is being redeveloped for medical use. The analysis utilized current development costs and anticipated rental income, amongst other factors, to determine that housing development with a density of 26 dwelling units per acre would be comparable to the medical office use when the gross value per square foot of parcel area is determined. Therefore, the City Council and Housing Element Subcommittee directed that a minimum density of 25 dwelling units per acre, with a top density yet to be determined, be utilized when looking to rezone properties to accommodate the City's fair share of housing, as allocated by the State and the Southern California Association of Governments.

The City is considering changes to the Zoning Code and Downtown Village Specific Plan that would allow commercial properties to have the option to develop with multi-family residential, commercial or mixed use and allow religious organizations to partner with developers to provide multifamily housing on their parcels. This would not impose a requirement to build housing, however it would expand the flexibility for properties that meet certain criteria to do so in the future and potentially increase the value of the property.

If this potential opportunity interests you, please contact email housingelement@lcf.ca.gov or contact Emily Stadnicki, Principal Planner at (818) 790-8881.

Sincerely,

A handwritten signature in blue ink that reads "Susan Koleda".

Susan Koleda, AICP
Director of Community Development

5815-013-012 SIGO GROUP MANAGEMENT LLC 1141 Fremont Ave South Pasadena, CA 91030	5815-013-014 A PLUS APPLIANCE SERVICES INC 614 ACACIA AVE Glendale, CA 91205	5815-013-016 Katherina Sivov 1038 Linden Ave Glendale, CA 91201
5815-014-005 Joe Family Trust 2117 Sunnybank Dr LA CANADA FLINTRIDGE, CA 91011	5815-014-009 BOYAJIAN ARSEN AND BELLA TRUST 1050 Camann St Glendale, CA 91208	5815-014-010 BOYAJIAN ARSEN AND BELLA TRUST 1050 Camann St Glendale, CA 91208
5815-014-011 Ankor Realtors LLC PO BOX 1248 LA CANADA FLINTRIDGE, CA 91011	5815-014-043 HOVIK KHATCHATURIAN TRUST 1412 Valley View Road Glendale, CA 91202	5814-020-001 George A Jacobs LLC 551 Georgian Road La Canada Flintridge, CA 91011
5814-020-014 712 Foothill LLC 51 Dayton St Pasadena, CA 91105	5814-020-028 ALL STATES REALTY CO INC 1683 WALNUT GROVE AVE ROSEMEAD, CA 91770	5812-023-006 SERENDIB HOLDINGS GROUP LLC 504 SOUTH SIERRA MADRE BLVD PASADENA, CA 91107
5812-023-007 Kingsley Family Trust 649 Via Lido Soud Newport Beach, CA 92663	5812-023-034 Kingsley Family Trust 649 Via Lido Soud Newport Beach, CA 92663	5812-023-035 Kingsley Family Trust 649 Via Lido Soud Newport Beach, CA 92663
5812-023-010 Kingsley Family Trust 649 Via Lido Soud Newport Beach, CA 92663	5812-023-001 SIMISON FAMILY TRUST 4828 Tocaloma Ln La Canada Flintridge, CA 91011	5812-023-003 Ace Development LLC 162 Starlight Crest Dr La Canada Flintridge, CA 91011
5812-023-004 CALSTAR REALTY AND MORTGAGE 1033 FOOTHILL BLVD La Canada Flintridge, CA 91011	5812-023-005 Moss Family Trust 5214 Palm Dr La Canada Flintridge, CA 91011	5812-023-018 PCA Properties LLC 1155 Sweetbriar Dr Glendale, CA 91206
5812-023-019 PCA Properties LLC 1155 Sweetbriar Dr Glendale, CA 91206	5812-023-020 PCA Properties LLC 1155 Sweetbriar Dr Glendale, CA 91206	5812-023-022 BARBARA MARSHALL TRUST 5309 La Forest Drive La Canada Flintridge, CA 91011
5812-023-024 B AND E WHITFIELD TRUST 4827 Del Monte Rd La Canada Flintridge, CA 91011	5812-023-032 PCA Properties LLC 1155 Sweetbriar Dr Glendale, CA 91206	5812-023-033 PCA Properties LLC 1155 Sweetbriar Dr Glendale, CA 91206
5814-002-002 TOI VANASIN TRUST PO BOX 1296 La Canada Flintridge, CA 91011	5814-002-003 D AND S L MCFARLANE TRUST 1038 FOOTHILL BLVD La Canada Flintridge, CA 91011	5814-002-018 B AND Q YEGHIAIAN TRUST 4806 Indianola Way La Canada Flintridge, CA 91011

5814-008-024 PLM PROPERTIES 964 Foothill Blvd La Canada Flintridge, CA 91011	5814-008-026 LIM FAMILY TRUST 1004 FOOTHILL BLVD La Canada Flintridge, CA 91011	5814-008-028 LIM FAMILY TRUST 1004 FOOTHILL BLVD La Canada Flintridge, CA 91011
5814-009-013 928 930 FOOTHILL BOULEVARD LLC 4417 Oakwood Ave La Canada Flintridge, CA 91011	5814-009-025 WINCHELLS DONUT HOUSE OPERATING CO CENTURY BLVD LOS ANGELES, CA 90045	5820-001-008 FOOTHILL 91011 LLC 3009 MANHATTAN AVE LA CRESCENTA, CA 91214
5820-001-014 LA CANADA THURSDAY CLUB PO BOX 282 La Canada Flintridge, CA 91011	5815-021-038 PARENTS AND CHILDRENS NURSERY SCHOOL 4603 INDIANOLA WAY La Canada Flintridge, CA 91011	5815-021-010 ERCC TRUST 4532 RINETTI LN La Canada Flintridge, CA 91011
5815-021-011 KAMDIN PROPERTIES LLC 201 Bay Ave Newport Beach, CA 92661	5820-001-002 FOOTGOULD III LLC PO BOX 5159 Pasadena, CA 91117	5820-001-003 FOOTGOULD I LLC PO BOX 5159 Pasadena, CA 91117
5815-022-002 RAYMOND LEE TRUST 4522 INDIANOLA WAY La Canada Flintridge, CA 91011	5815-022-003 JOSEPH FAMILY TRUST 4339 Chevy Chase Dr La Canada Flintridge, CA 91011	5815-022-004 JOSEPH FAMILY TRUST 4339 Chevy Chase Dr La Canada Flintridge, CA 91011
5815-021-033 WORLD SAVINGS BANK FSB PO BOX 2609 CARLSBAD, CA 92018	5823-001-016 LA CANADA UNITED METHODIST CHURCH 104 BERKSHIRE PL La Canada Flintridge, CA 91011	5810-023-001 Church of Jesus Christ of Latter Day Saints 50 North Temple Salt Lake City, UT 84150
5814-027-019 LA CANADA Presbyterian Church 626 Foothill Blvd La Canada Flintridge, CA 91011	5814-018-030 ST GEORGES EPISCOPAL CHURCH 4467 Commonwealth Ave La Canada Flintridge, CA 91011	5813-006-022 EVANGELICAL LUTHERAN CHURCH 1700 FOOTHILL BLVD La Canada Flintridge, CA 91011
5813-015-055 La Canada Congregational Church 1200 Foothill Blvd La Canada Flintridge, CA 91011	5870-001-013 LA CANADA ASSOCIATES LLC 11812 San Vicente Blvd, Suite 500 Los Angeles, CA 90049	5870-001-014 LA CANADA ASSOCIATES LLC 11812 San Vicente Blvd, Suite 500 Los Angeles, CA 90049
5870-001-015 F AN M ALSKAF TRUST 3405 KILDARE CT Burbank, CA 91504	5870-001-016 Lorel Properties LLC 9135 86th Way Scottsdale, AZ 85258	5870-001-017 AAB LLC 2137 Foothill Blvd La Canada Flintridge, CA 91011
5870-001-018 SIMPLICIO TRUST 11907 Louise Ave Granada Hills, CA 91344	5870-010-046 Lippman La Canada LLC 1021 Hiltz Ave Los Angeles, CA 90024	5870-010-043 LA CANADA ENTERPRISE LL PO BOX 1248 La Canada Flintridge, CA 91011

5870-010-044 GTR REALTY LLC PO BOX 990 MINNEAPOLIS, MN 55440	5870-010-045 GTR REALTY LLC PO BOX 1046 La Canada Flintridge, CA 91011	5870-011-056 Lee Family Trust 817 CHEHALEM RD La Canada Flintridge, CA 91011
5870-011-057 Lee Family Trust 87 Chehalem Rd La Canada Flintridge, CA 91011	5810-014-002 Berkman Family Trust 101 Exeter Ave San Carlos, CA 94070	5810-014-003 LA CANADA ENTERPRISE LLC PO BOX 1248 La Canada Flintridge, CA 91011
5810-014-004 LA CANADA ENTERPRISE LLC PO BOX 1248 La Canada Flintridge, CA 91011	5808-008-020 Robert Ford PO BOX 10563 Glendale, CA 91209	5808-008-021 Robert Ford PO BOX 10563 Glendale, CA 91209
5814-028-009 600 FOOTHILL OWNER LP 4811 Palm Dr La Canada Flintridge, CA 91011	5810-015-016 WINKAL HOLDINGS L L C 10 RYE RIDGE PLAZA Rye Brook, NY 10573	5810-015-015 WINKAL HOLDINGS L L C 10 RYE RIDGE PLAZA Rye Brook, NY 10573
5810-014-018 Khatchaturian Family Trust 3302 Deer Creek Ln Glendale, CA 91208	5810-014-019 Khatchaturian Family Trust 3302 Deer Creek Ln Glendale, CA 91208	5810-014-020 EUCLID ROMNEYA CO 1860 Cottontail Creek Rd Cayucos, CA 93430
5810-014-021 EUCLID ROMNEYA CO 1860 Cottontail Creek Rd Cayucos, CA 93430	5813-005-074 University of Southern California 620 McCarthy Way Los Angeles, CA 90089	5820-009-017 ESHAGHZADEH FAMILY LTD PTNSHP 631 Olive St Los Angeles, CA 90014
5820-009-021 ESHAGHZADEH FAMILY LTD PTNSHP 631 Olive St Los Angeles, CA 90014	5820-009-016 KAZANJIAN TRUST 662 Starlight Crest Dr #310 Pasadena, CA 91101	5820-009-014 CLUB CHAMPION PRESENTS LLC 145 Vista Ave Pasadena, CA 91107
5820-009-019 GOODYEAR TIRE AND RUBBER CO 1144 MARKET ST AKRON, OH 44316	5814-0180-029 ST GEORGES EPISCOPAL CHURCH 4467 Commonwealth Ave La Canada Flintridge, CA 91011	5814-018-017 ST GEORGES EPISCOPAL CHURCH 4467 Commonwealth Ave La Canada Flintridge, CA 91011
5814-018-018 ST GEORGES EPISCOPAL CHURCH 4467 Commonwealth Ave La Canada Flintridge, CA 91011	5814-018-019 ST GEORGES EPISCOPAL CHURCH 4467 Commonwealth Ave La Canada Flintridge, CA 91011	5810008019 Schaefer Funds LLC 14250 Ventura Blvd Sherman Oaks, CA 91423
5810008020 Schaefer Funds LLC 14250 Ventura Blvd Sherman Oaks, CA 91423	5810008052 Schaefer Funds LLC 14250 Ventura Blvd Sherman Oaks, CA 91423	5810008054 Schaefer Funds LLC 14250 Ventura Blvd Sherman Oaks, CA 91423

5870011048 Kurt and Cherie Alvord 4515 Ocean View Blvd La Canada Flintridge, CA 91011	5870011022 Kurt and Cherie Alvord 4515 Ocean View Blvd La Canada Flintridge, CA 91011	5870011053 Kurt and Cherie Alvord 4515 Ocean View Blvd La Canada Flintridge, CA 91011
5870011047 Arlak Inc PO Box 10783 Beverly Hills, CA 90213	5870011049 Arlak Inc PO Box 10783 Beverly Hills, CA 90213	5870011055 Arlak Inc PO Box 10783 Beverly Hills, CA 90213
5810009002 Jehovah's Witness Church 4450 Brigss Ave Montrose, CA 91020	5810009001 Jehovah's Witness Church 4450 Brigss Ave Montrose, CA 91020	5810009009 M and N Kisacky Trust 318 San Juan Way La Canada Flintridge, CA 91011
5810009029 Fanticola Ltd Parternship 1422 Edinger Avenue Tustin, CA 92780	5870010037 NUBY M AND SUSANA SERIJAN 22621 Quinta Road Woodland Hills, CA 91364	5810013001 Piazza Family Trust 611 Verdugo Blvd Glendale, CA 91206
5810013002 Piazza Family Trust 611 Verdugo Blvd Glendale, CA 91206	5810013031 2258 Foothill Blvd LLC 2320 Mountain Avenue La Crescenta, CA 91214	5810014052 Zentmyer Properties 1434 Foothill Blvd La Canada Flinridge, CA 91011
5810014053 Zentmyer Properties 1434 Foothill Blvd La Canada Flinridge, CA 91011	5810014051 Zentmyer Properties 1434 Foothill Blvd La Canada Flinridge, CA 91011	5870008024 ANRU MANAGEMENT LLC 1143 Sweetbriar Dr Glendale, CA 91206
5870008025 Christopher Wessing & Asuka Morikami 4510 Castle Rd La Canada Flinridge, CA 91011	5870008026 ANRU MANAGEMENT LLC 1143 Sweetbriar Dr Glendale, CA 91206	5870008001 Driscoll Trust 4535 Viro Rd La Canada Flinridge, CA 91011
5870008002 CASTLE ROAD INVESTMENTS LLC PO BOX 55333 Sherman Oaks, CA 91413	5808006009 HOWARD A RENMAN TRUST 601 Glenoaks Blvd Glendale, CA 91207	5808006022 JOSEPH FAMILY TRUST 4439 Chevy Chase Blvd La Canada Flinridge, CA 91011
5813007001 CHARLES T MIDGLEY TRUST 27370 Dartmouth St Hemet, CA 92544	5813007003 Locker Family Trust 601 Glenoaks Blvd Glendale, CA 91207	5813007018 APPLE CART INC 1512 Foothill Blvd La Canada Flinridge, CA 91011
5812003004 LACY PARK REAL ESTATE INVESTMENT LLC 1421 PASQUALITO DR San Marino, CA 91108	5812003028 COSTA BARGELIOTES TRUST 2016 Oak St Santa Monica, CA 90405	5812006019 1433 FOOTHILL BOULEVARD LP 1708 Grand View Blvd Glendale, CA 91201

5812006020 1433 FOOTHILL BOULEVARD LP 1708 Grand View Blvd Glendale, CA 91201	5812007027 VISIONARY VENTURES LLC 1419 Foothill Blvd La Canada Flintridge, CA 91011	5812007028 VISIONARY VENTURES LLC 1419 Foothill Blvd La Canada Flintridge, CA 91011
5812007025 VISIONARY VENTURES LLC 1419 Foothill Blvd La Canada Flintridge, CA 91011	5812007026 VISIONARY VENTURES LLC 1419 Foothill Blvd La Canada Flintridge, CA 91011	5812007024 1415 FOOTHILL BOULEVARD LLC 2108 Orange St Alhambra, CA 91803
5812007023 HAMPARTZOUMIAN FAMILY TRUST 352 San Juan Way La Canada Flintridge, CA 91011	5812007022 SCHUBERT FAMILY TRUST 1407 Foothill Blvd La Canada Flintridge, CA 91011	5812007021 KENNETH & DONNA KAESER TRUST 3297 Dunsmere Rd Glendale, CA 91206
5812007020 LEFEVRE CLAUDETTE DECD EST OF 45 Woodlyn Rd Bradbury, CA 91008	5812007019 BARMATZ AND SMALL TRUST 2304 Pickens Canyon Rd La Crescenta, CA 91214	5812007018 GARY W KLEIN TRUST 1708 Grand Oaks Ave Altadena, CA 91001
5812007017 OATES TRUST 1450 Shadow Mountain Ct Auburn, CA 95602	5812007016 David Oates and Donald Oates 2740 SUNRISE DR Meadow Vista, CA 95722	5812007015 CIANCIARULO TRUST 5775 SUMMIT CREST DR La Canada Flintridge, CA 91011
5812007014 CIANCIARULO TRUST 5775 SUMMIT CREST DR La Canada Flintridge, CA 91011	5812007012 FARESTVEIT FAMILY TRUST 1351 Foothill Blvd La Canada Flintridge, CA 91011	5812007011 LUCILLE ALOSI TRUST 24469 Mockingbird Ct Valencia, CA 91355
5813014034 Church of the Lighted Window 1200 Foothill Blvd La Canada Flintridge, CA 91011	5813014032 GIRALDI TRUST LESSOR 128 Oak Knoll Ave Pasadena, CA 91101	5813014028 GIRALDI TRUST LESSOR 128 Oak Knoll Ave Pasadena, CA 91101
5813014023 GIRALDI TRUST LESSOR 128 Oak Knoll Ave Pasadena, CA 91101	5812007043 Manny Mashoud, Knight Insurance 1327 Foothill Blvd La Canada Flintridge, CA 91011	5812007035 DRISCOLL FAMILY TRUST 4535 Viro Rd La Canada Flintridge, CA 91011
5812007042 1313 FOOTHILL BLVD LLC 1313 Foothill Blvd La Canada Flintridge, CA 91011	5812021026 CAMPBELL FOOTHILL LLC PO BOX 1058 Montrose, CA 91021	5813017002 PETROTTA FAMILY TRUST 1150 Foothill Blvd La Canada Flintridge, CA 91011
5812022009 BALIJA FAMILY TRUST 19746 Paige PI Santa Clarita, CA 91350	5812022010 FRAZIER FAMILY TRUST 4646 Encinas Dr La Canada Flintridge, CA 91011	5812022011 Peter and Pamela Glynn 2504 Harmony PI La Crescenta, CA 91214

5812022012 Amin Baltazar 7000 Estepa Drive Tujunga, CA 91042	5812022013 GEORGE & MARIA BALIJA TRUST 19746 Paige Pl Santa Clarita, CA 91350	5812022014 1117 Foothill Assoicates LLC 4932 Commonwealth Ave La Canada Flintridge, CA 91011
5812022015 JULIE DADAYAN/DAV MEG LLC 1010 N CENTRAL AVE Glendale, CA 91202	5812022041 Kaesler Family Trust 1135 Green lane La Canada Flinridge, CA 91011	5812022019 CANCELOSI FAMILY TRUST 4810 JANVIER WAY La Crescenta, CA 91214
5812022020 FOOTHILL & HILL PROPERTIES LLC 171 SAINT THOMAS WAY TIBURON, CA 94920	5812023030 BEAN FAMILY TRUST 3920 CALLE LOMA VISTA Newbury Park, CA 91320	5812023031 Flinridge Park Inc 4828 Tocalona Ln La Canada Flinridge, CA 91011
5812023015 SERENDIB HOLDINGS GROUP LLC 504 S. Sierra Madre Blvd Pasadena, CA 91107	5812023025 ANGELES CREST ASSOCIATES LLC 4529 Angeles Crest Hwy La Canada Flinridge, CA 91011	5812023011 ALLEN LUND CO LLC 4529 Angeles Crest Hwy La Canada Flinridge, CA 91011
5814002004 FERRANTE AND FRIENDS 1030 Foothill Blvd La Canada Flinridge, CA 91011	5814002005 KRUEGER PENG FAMILY TRUST 2025 Hayloft Pl Hacienda Heights, CA 91745	5814008027 1010 FOOTHILL LLC 1401 GLENCREST TERRACE Glendale, CA 91208
5815001026 LA CANADA LANDLORD LLC 4530 Angeles Crest Hwy La Canada Flinridge, CA 91011	5815001029 BURBANK AIRPORT CORPORATION 5134 Kanan Rd Agoura Hills, CA 91301	5815-00-041 LA CANADA LANDLORD LLC 4530 Angeles Crest Hwy La Canada Flinridge, CA 91011
5815-013-012 SIGO GROUP MANAGEMENT LLC 1141 Fremont Ave South Pasadena, CA 91030	5815001037 La Canada Retail LLC 515 Figueroa St Los Angeles, CA 90071	5815001036 La Canada Retail LLC 515 Figueroa St Los Angeles, CA 90071
5815001035 La Canada Retail LLC 515 Figueroa St Los Angeles, CA 90071	5815001039 La Canada Retail LLC 515 Figueroa St Los Angeles, CA 90071	5815001034 La Canada Retail LLC 515 Figueroa St Los Angeles, CA 90071
5815013017 Mark Geragos 644 Figueroa St Los Angeles, CA 90017	5815013015 FIRST CHURCH OF CHRIST SCIENTIST PO BOX 741 La Canada Flinridge, CA 91011	5815013059 Caltech Employees Federal Credit Union PO BOX 11001 La Canada Flinridge, CA 91011
5815013060 Caltech Employees Federal Credit Union PO BOX 11001 La Canada Flinridge, CA 91011	5814009028 LA CANADA HOLDINGS 5 HUTTON CENTRE DR, SUITE 860 Santa Ana, CA 92707	5814018001 VENNERI FAMILY LLC 842 Foothill Blvd La Canada Flinridge, CA 91011

5814018002 VENNERI FAMILY LLC 842 Foothill Blvd La Canada Flintridge, CA 91011	5814018003 VENNERI FAMILY LLC 842 Foothill Blvd La Canada Flintridge, CA 91011	5814018004 VENNERI FAMILY LLC 842 Foothill Blvd La Canada Flintridge, CA 91011
5814018005 R AND G APRAMIAN TRUST 105 Irvine Cove Ct Laguna Beach, CA 92651	5814018006 VENNERI FAMILY LLC 842 Foothill Blvd La Canada Flintridge, CA 91011	5814018020 GROVER GARLAND DECD TRUST PO BOX 758 CARPINTERIA, CA 93014
5815014044 JPMORGAN CHASE BANK 1111 POLARIS PKWY COLUMBUS, OH 43240	5815014008 KEITH E SERXNER TRUST PO BOX 942 Genoa, NV 89411	5815014035 La Canada Real Property Holdings LLC 1811 EARLMONT AVE La Canada Flintridge, CA 91011
5815014042 HOVIK KHATCHATURIAN TRUST 1412 Valley View Rd Glendale, CA 91202	5815014041 HOVIK KHATCHATURIAN TRUST 1412 Valley View Rd Glendale, CA 91202	5814019024 FRANKEL CHORUB CB LLC 9538 BRIGHTON WAY BEVERLY HILLS, CA 90210
5814019001 VASILY INVESTMENTS LLC 3605 GREVE DR RANCHO PALOS VERDES, CA 90275	5814028001 HAWGOOD FAMILY TRUST 211 INVERNESS DR La Canada Flintridge, CA 91011	5815020032 ROIC CALIFORNIA LLC PO BOX 130339 Carlsbad, CA 92013
5815020030 ROIC CALIFORNIA LLC PO BOX 130339 Carlsbad, CA 92013	5815020031 CARESIO FAMILY TRUST PO BOX 130339 Carlsbad, CA 92013	5815020023 Chevron USA PO BOX 285 HOUSTON, TX 77001
5814028008 La Canada Presbyterian Church 626 Foothill Blvd La Canada Flintridge, CA 91011	5820001009 Caltech Employees Fed Credit Union PO BOX 11001 La Canada Flintridge, CA 91011	5820001015 Caltech Employees Fed Credit Union PO BOX 11001 La Canada Flintridge, CA 91011
5820001002 FOOTGOULD III LLC PO BOX 5159 Pasadena, CA 91117	5820001003 FOOTGOULD I LLC PO BOX 5159 Pasadena, CA 91117	5820009015 FOUR STORE FRANKEL FAMILY LP 210 Palm Dr La Canada Flintridge, CA 91011
5820009013 ESTHER L SNEED Trust 430 Foothill Blvd La Canada Flintridge, CA 91011	5820009010 Ho Trust 400 Foothill Blvd La Canada Flintridge, CA 91011	5819005016 Franchise Realty Interstate Corp 1150 Foothill Blvd La Canada Flintridge, CA 91011
5819001025 LA CANADA REAL ESTATE INC 3840 KESWICK RD La Canada Flintridge, CA 91011	5819001024 B K LA CANADA PROPERTY LLC PO BOX 1818 MONROVIA, CA 91017	5819001029 B K LA CANADA PROPERTY LLC PO BOX 1818 MONROVIA, CA 91017

5819001026
B K LA CANADA PROPERTY LLC
PO BOX 1818
MONROVIA, CA 91017

5815022020
Frankel Chorub La Canada Center LLC
9538 BRIGHTON WAY
BEVERLY HILLS, CA 92210

5815021012
4522 Rinetti LLC
845 Foothill Blvd
La Canada Flintridge, CA 91011

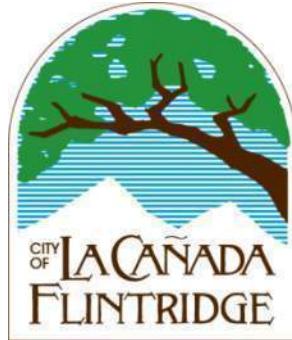
5815021037
PADOVA 84 LP
1554 Normandy Dr
La Canada Flintridge, CA 91011

5815021009
GILLESPIE FAMILY TRUST
4536 Rinetti Lane
La Canada Flintridge, CA 91011

5815022020
FRANKEL CHORUB CB LLC
9538 BRIGHTON WAY
BEVERLY HILLS, CA 90210

5819030008
FLINTRIDGE RIDING CLUB
4625 Oak Grove Drive
La Canada Flintridge, CA 91011

**Planning Commission
Meeting 08/25/22**



AGENDA ITEM 2

Planning Commission 08/25/2022

CITY OF LA CAÑADA FLINTRIDGE

PLANNING COMMISSION STAFF REPORT

August 25, 2022 Hearing

Case Type/Numbers:

General Plan Amendment (PLAN-2022-0003) – 2021-2029 Housing Element

Applicant:

City of La Cañada Flintridge

Project Location:

Citywide

Project Planner:

Susan Koleda, AICP

Director of Community Development

1. Request:

General Plan Amendment (PLAN-2022-0003) is a request to adopt the 2021-2029 Housing Element, in compliance with state law.

2. Location:

The proposed General Plan Housing Element is a policy document that applies to properties citywide.

3. Staff Recommendation:

Staff recommends that the Planning Commission adopt the proposed resolution, recommending that the City Council adopt General Plan Amendment (PLAN-2022-0003) for the 2021-2029 Housing Element.

4. California Environmental Quality Act Review:

The project is exempt under the "Common Sense" exemption. The project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Since no development project or other physical change to the environment would be approved by the adoption of the Housing Element, it can be seen with certainty that there is no possibility that Housing Element adoption may have a significant effect on the environment and will not result in any changes in the existing physical environment, and therefore is not subject to CEQA.

Any future project, including ordinances required to implement the 2021-2029 Housing Element or development projects will be reviewed for compliance with CEQA at the time submitted once sufficient project details are known.

Background: All jurisdictions within California are mandated by state law to prepare a Housing Element every eight years. The City's existing Housing Element was adopted in February 2014 and expired in October 2021. This update covers the housing planning period between 2021 and 2029, referred to as the 6th Cycle. The Housing Element must be reviewed and found to be in compliance with state law by the California Department of Housing and Community Development (HCD).

The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. RHNA quantifies the need for housing within each jurisdiction during specified planning periods. For the 6th cycle, the Southern California Association of Governments (SCAG) received a need of 1,341,827 housing units, which was distributed to all 197 SCAG jurisdictions. The City of La Cañada Flintridge received a total of 612 units, which are distributed by income level, including 252 units for very low income, 135 units for lower income, 139 units for moderate income, and 86 units for above moderate income. The Housing Element Update provides the capacity needed to accommodate the RHNA for the planning period.

Statutory Requirements: State law requires a Housing Element to include:

- An analysis of population and employment trends;
- An analysis of household characteristics;
- An inventory of suitable land for residential development;
- An identification of a zone or zones where emergency shelters are permitted by right;
- An analysis of the governmental and non-governmental constraints on the improvement, maintenance and development of housing;
- An analysis of special housing needs;
- An analysis of opportunities for energy conservation;
- An analysis of publicly assisted housing developments that may convert to non-assisted housing developments; and
- An assessment of fair housing practices in order to develop policies and programs designed to affirmatively further fair housing.

Recent changes to State law have imposed new requirements for the 2021-2029 Housing Element. This has introduced substantial challenges to the City's ability to identify sites to accommodate the required RHNA allocation. New Housing Element requirements include:

1. Higher RHNA Allocations: The City's 2014-2021 Housing Element RHNA allocation was a total of 112 units. Comparatively, the 2021-2029 Housing Element RHNA allocation is a total of 612 units, over five times higher than the previous element's allocation.

2. Affirmative Further Fair Housing (AFFH): Assembly Bill (AB) 686, which became effective in 2018, is a statewide framework to Affirmatively Further Fair Housing (AFFH). The objective is to promote inclusive communities, further housing choice and address racial and economic disparities through government programs, policies, and operations. AB 686 defines “affirmatively furthering fair housing” to mean “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities and other protected classes. The bill added an assessment of fair housing to the Housing Element Update, which includes the following components: a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities; an assessment of contributing factors; and an identification of fair housing goals and actions. See Appendix D – Assessment of Fair Housing of Attachment 2 for the full AFFH assessment.
3. Eligible Lower-Income Sites: There are new regulations on whether a City can reuse sites included in previously adopted Housing Elements. There is also increased scrutiny when using small and/or non-vacant sites to accommodate units for very lower- and low-income households.
4. No Net Loss: A 2017 amendment to Government Code Section 65863 (No Net Loss) requires that jurisdictions preserve sufficient and available sites for lower-income housing throughout the RHNA planning period at all times. The City cannot permit the reduction of residential density for any site unless the reduction is consistent with the adopted General Plan, including the Housing Element. Additionally, if the City allows development of any site with less units by income level than identified in the Housing Element for that site, it must determine if the remaining sites identified in the housing element are adequate to meet that need by income level. If sites identified for lower-income housing are developed with less units than identified in the Housing Element or developed for a higher income group, the City shall either identify and rezone adequate substitute sites or demonstrate that the land inventory already contains adequate substitute sites so that there is no net loss of residential unit capacity.

Organization: The Housing Element is organized into five primary chapters:

9.1 – Introduction: Provides an overview of the purpose, scope, and organization of the Housing Element.

The Housing Element is an integral component of the City’s General Plan that addresses existing and future housing needs of all types for persons of all economic groups in La Cañada Flintridge. The Housing Element is a tool for use by citizens and public officials in understanding and meeting the city’s housing needs

9.2 – Community Profile: Provides a summary of the City's demographic and housing characteristics, and associated housing needs.

The city saw a slight increase of approximately 21 dwelling units between 2013 and 2020. There were a total of 6,423 households in the city in 2019, a decrease of 6.2 percent from 2010. While housing stock is relatively stable, the city has experienced changes in its population characteristics, which impacts housing needs. For example, while the city's population grew by only 1.1 percent between 2010 and 2020, it has seen a considerable increase in its Asian population, growing from 26 percent to 31 percent between 2010 and 2019.

The age distribution in the community has also shifted over the period. Between 2010 and 2019, the median age in the community decreased slightly from 45.9 to 45.1 years. In 2010 seniors 55 years and over accounted for 31 percent of the population, with this proportion increasing to 35 percent between 2010 and 2019 as persons in their 50s and early 60s aged in place. The city currently lacks housing options tailored for seniors.

Home prices in La Cañada Flintridge are significantly higher than those in most surrounding communities, with the typical sales price as of July 30, 2021 for a single-family home in the middle price tier at nearly \$2 million. As of August 16, 2021, only three properties were available for rent in the city. One two-bedroom apartment was available for \$2,495/month, and two four-bedroom single-family homes were offered for rent at \$7,000/month and \$9500/month. Land, environmental, and infrastructure constraints combine to keep land prices high, and housing growth has not occurred aside from the construction of accessory dwelling units on single-family parcels.

La Cañada Flintridge's median household income, which is \$175,788, is significantly higher than the median incomes of all neighboring communities. Approximately 77 percent of households in the city are classified as above moderate income. A total of 438 households are considered extremely low-income, or approximately 6.7% of all city households.

34.88 percent of La Cañada Flintridge households were overpaying for housing during the period 2013-2017. The percentage of households overpaying was significantly higher for lower-income households compared to those with higher incomes.

The composition of the city's housing stock has remained virtually unchanged, with single-family detached homes comprising the majority of the housing stock in La Cañada Flintridge (92 percent). The remaining share of homes consists of mobile homes, multi-family units, and single-family attached units, which together accounted for approximately eight percent of units.

Special needs populations in La Cañada Flintridge include seniors, persons with disabilities, large households, single-parent households and farmworkers. Senior-headed households (34.3%) were the largest special needs group in the City, followed by persons aged 65 and older (18.7%) and large households with five or more persons (12.7%). The American Community Survey estimates that 2,879 residents (14.1 percent of the

population) in La Cañada Flintridge had one or more disabilities in 2019. The majority of the city's disabled population is comprised of seniors with self-care and independent living difficulties. The 2010 Census counted 2,738 family households with children under 18 years of age. The Greater Los Angeles Homeless Count conducted in January 2020 showed that there were two people experiencing homelessness in La Cañada Flintridge.

9.3 – Housing Constraints: Provides an assessment of the various constraints to housing development and preservation.

State law requires cities to identify governmental constraints to the production of housing such as land use regulations, housing policies, fees, zoning and other factors that influence the price and availability of housing opportunities. Specifically, the Housing Element Update must analyze land use controls, fees and exactions, on- and off-site improvement requirements, building codes and their enforcement, permit and processing procedures, and potential constraints on the developments or improvements of housing for persons with disabilities. It was found that some of the development standards, specifically height and how it is measured and parking, create unnecessary constraints to housing development. The Zoning Code Update will be addressing these constraints.

Non-governmental constraints must also be analyzed, including the availability and cost of land, as well as construction. These constraints are often out of the City's control and can result in housing that is not affordable to low- and moderate-income households.

9.4 – Housing Opportunities and Resources: Provides an inventory of resources available for meeting the City's existing and projected housing needs.

Housing Resources refer to land, financial and administrative resources that are available to assist the City in meeting its housing needs. The city is predominantly built out and lacks significant vacant land for new housing. Thus, the Housing Element must identify underutilized parcels (residential or nonresidential) that have or will have land use designations, zoning, and appropriate development standards in place to facilitate the construction of new housing. The Housing Element Update identifies sites to accommodate the projected housing needs, on both the north and south sides of Foothill Boulevard, and one site along Oak Grove Drive. Sites were identified and parcel-specific analysis was conducted on properties to identify vacant and underutilized properties.

La Cañada Flintridge's share of regional future housing needs is a total of 612 new units for the 2021-2029 RHNA period (from June 30, 2021, through October 15, 2029). This allocation is distributed into four income categories, as shown below. The RHNA includes a fair share adjustment which allocates future need by each income category in a way that meets the state mandate to reduce over-concentration of lower income households in historically lower income communities or areas within the region.

Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)*	126	20.6%
Very Low (31 to 50%)	126	20.6%
Low (51 to 80%)	135	22.0%
Moderate (81% to 120%)	139	22.7%
Above Moderate (Over 120%)	86	14.1%
Total	612	100.0%

Source: Final Regional Housing Needs Allocation, SCAG, March 2021.
 AMI = Area Median Income (\$77,300 for 4-person household)
 * "extremely low-income households" is a subset of "very low-income households"

In May 2020, the City adopted new regulations for Accessory Dwelling Units (ADUs) to comply with state legislation, including AB 68, AB 881, AB 587, AB 671, and SB 13. This legislation promotes the construction of new ADUs and Junior ADUs and limits the ways cities can regulate their design. The increase in approvals of ADUs in 2020, 2021 and 2022 indicates that the updated regulations have incentivized ADUs and the City will work to incentivize new ADUs and provide an amnesty program for currently unpermitted ADUs to accommodate additional housing units within the city. It is anticipated that 120 ADUs will be credited toward the RHNA requirement over the 2021-2029 housing cycle.

However, to accommodate the total RHNA and the appropriate buffer required, rezoning will have to occur. This will include increasing the minimum residential density of the R-3 (Multifamily) and Mixed Use zones to 25 dwelling units per acre (du/ac), increasing the density of some Mixed Use 1 and Mixed Use 2 parcels within the Downtown Village Specific Plan (DVSP) to 12-15 du/ac and increasing the density of other Mixed Use 1 and Mixed Use 2 parcels within the DVSP to 25-30 du/ac. In addition, a new Religious Institution Overlay Zone (RIOZ) would be created with a density of 25-30 du/ac.

9.5 – Housing Plan: Outlines the City's commitments to providing and preserving housing opportunities in the community. The section includes Goals and Policies, Housing Programs and Quantified Objectives.

The following major issue areas are addressed by the goals and policies of the Housing Element:

- Provide a wide variety of housing types to meet the needs of existing and future residents;
- Ensure that existing housing is maintained and preserved;
- Facilitate housing for lower- and moderate income households and those with special needs;
- Ensure compatibility with the natural and built environment and the safety of persons and property; and
- Promote equal housing opportunity for all (affirmatively further fair housing) in accordance with California Government Code Section 8899.50(b).

The goals and policies contained in the Housing Element address La Cañada Flintridge's identified housing needs and are implemented through a series of housing programs offered through the Community Development Department and the Division of Building and Safety. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies within the eight-year (2021-2029) planning period. La Cañada Flintridge's housing programs address the following five major focus areas:

- Provide new housing opportunities;
- Conserve and maintaining existing housing;
- Facilitate the provision of housing for lower and moderate-income and special needs households;
- Ensure environmental sensitivity and community safety; and
- Promote equal housing opportunity

The Housing Element includes 22 programs, with each incorporating quantified objects and timeframes, the responsible agency and funding sources. The programs are as outlined below.

PROGRAM 1: Adequate Residential Sites to Accommodate the RHNA

1. Rezoning of Adequate Sites
2. Rezoning of Adequate Sites in the DVSP
3. Information

PROGRAM 2: No Net Loss

1. Sites Monitoring Program
2. Additional Sites
3. Sites Information

PROGRAM 3: Governmental Constraints to Housing Development

1. Development Standards
2. Objective Design Standards
3. Permits
4. Residential as an Allowable Use in the MU Zone
5. "Round Up" Density Calculation
6. Permit Fees
7. Modification of DVSP
8. SB 35 Implementation
9. Monitoring
10. Outreach

PROGRAM 4: Downtown Village Specific Plan (DVSP)

1. Rezoning of Adequate Sites in the DVSP
2. Residential as an Allowable Use
3. Development Standards
4. Objective Design Standards
5. Land Use

6. Outreach

PROGRAM 5: Religious Institution Housing Overlay Zone

1. Adopt a Religious Institution Housing Overlay (RI-OZ)
2. Update Parking Requirements
3. RI-OZ Information and Outreach

PROGRAM 6: By-Right Approval for Projects with 20 Percent Affordable Units

1. Administrative Process of Lot Consolidation
2. Sites Identification of Potential Lot Mergers
3. Fee Reduction for Lot Mergers

PROGRAM 8: Accessory Dwelling Units (ADUs)

1. Changes in State ADU Law
2. Programs to Facilitate ADU Construction
3. ADU Monitoring Program
4. ADU Amnesty Program
5. ADU Information

PROGRAM 9: Code Enforcement (Community Preservation)

1. Residential Maintenance
2. Information

PROGRAM 10: Residential Rehabilitation Program (RRP)

1. Advertising and Targeting Outreach
2. Information
3. Funding
4. Review of the RRP

PROGRAM 11: Sewer Connection Grant Program

1. Funding
2. SB 1087
3. Advertising and Outreach
4. Review of the Sewer Connection Grant Program

PROGRAM 12: Condominium Conversion Ordinance

1. Update the Condominium Conversion Ordinance
2. Continue to enforce condominium conversion regulations

PROGRAM 13: Multi-Family Housing Acquisition and Rehabilitation

1. San Gabriel Valley Regional Housing Trust Fund

PROGRAM 14: Density Bonus

1. Affordable Housing Density Ordinance
2. Promote Density Bonus Incentives

PROGRAM 15: Special Needs Housing

1. Emergency Shelters
2. Low Barrier Navigation Center
3. Permanent Supportive Housing
4. Large Group Homes
5. Reasonable Accommodation
6. Monitoring

PROGRAM 16: Senior and Workforce Housing

1. Opportunity Sites
2. Funding Assistance
3. Support
4. Affordable Housing

PROGRAM 17: Mortgage Credit Certificate (MCC) Program and PROGRAM 18: Home Ownership Program (HOP)

1. Advertisement
2. Awareness

PROGRAM 19: Housing Choice Voucher Program

1. Participation
2. Promotion

PROGRAM 20: Energy Use and Greenhouse Gas Emissions Reduction

1. Implementation
2. Update
3. Expand Resources
4. Construction and Demolition Debris Management
5. Green Task Force

PROGRAM 21: Community Safety

1. Fire Safe Design
2. ADU/JADU Limitations

PROGRAM 22: Removal of Racial Covenants

1. Instructions

PROGRAM 22: Removal of Racial Covenants

See Table of Actions (Table HE-20. AFFH Meaningful Actions Matrix)

Future Actions: Upon approval by the Planning Commission, the 2021-2029 Housing Element will be forwarded to the City Council for approval. Once approved by the City Council, it will be forwarded to HCD for review and certification.

HCD Review: The attached 2021-2029 Housing Element is the second version that will be submitted to HCD. The first version, submitted in October 2021, was reviewed by HCD

and comments were provided to the City via a letter dated December 3, 2021. All comments have been addressed within the second version of the Housing Element. The consultant will prepare a response to HCD with a matrix of the comments and how the Housing Element has been revised to address each comment.

Recommendation: Staff recommends that the Planning Commission take the following action:

1. Adopt a Resolution Recommending that the City Council approved General Plan Amendment (PLAN-2022-0003) for the 2021-2029 Housing Element

Attachments:

1. Resolution No. 22-51
2. 2021-2029 Housing Element

Attachment 1

CITY OF LA CAÑADA FLINTRIDGE

RESOLUTION NO. 22-51

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA CAÑADA FLINTRIDGE RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT (PLAN-2022-0003) ADOPTING THE 2021-2029 HOUSING ELEMENT UPDATE AND FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, in accordance with California state law, the City of La Cañada Flintridge (the “City”) adopted an updated General Plan in 2013, a legislative act which serves as a comprehensive, long-term plan to guide the physical development of the City and serves as the official statement of policies governing all City Council, advisory commission, and administrative decisions regarding zoning and land use, subdivisions, and public improvements; and

WHEREAS, the State of California Government Code Section 65588 requires the review and adoption of a Housing Element that may be updated according to the Southern California Association of Governments Regional Housing Needs Assessment (“RHNA”) planning cycle; and

WHEREAS, the State of California Government Code Section 65583(c)(9) requires that local jurisdictions make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort, the City conducted two virtual stakeholder sessions on March 5, 2021, held two Planning Commission study sessions on May 11, 2021 and September 14, 2021, held a special City Council meetings on February 8, 2022, meet with industry professionals on February 18, 2022, conducted a Planning Commission workshop on March 10, 2022, held a joint City Council/Planning Commission workshop on April 5, 2022, posted a Regional Housing Needs Assessment (RHNA) video on the City’s website on April 25, 2022, directly contacted property owners that could potentially be included on the Sites Inventory on June 20, 2022 and July 14, 2022, and posted the revised Sites Inventory for public review and comment on the City’s website from July 20-29, 2022. Comments provided and issues raised during these public participation events were addressed in the 2021-2029 Housing Element; and

WHEREAS, on October 3, 2021 a draft of the 2021-2029 Housing Element was submitted to the California Department of Housing and Community Development (HCD) and on December 3, 2021, per Government Code Section 65585(b), a response/comment letter from the HCD was received by Staff for the review of the draft 2021-2029 Housing Element. The document has been revised to comply with State housing element law (Article 10.6 of the Government Code) and the comments received from HCD; and

WHEREAS, based on the age and condition of non-residential structures on nonvacant sites, as well as the likelihood of commercial uses on nonvacant sites converting to mixed-use or residential developments due to the continued decline of retail-only uses, the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are likely to be integrated with new residential uses or discontinued during the planning period, and therefore are not considered significant impediments to additional residential development during the period covered by the 2021-2029 Housing Element; and

WHEREAS, on August 25, 2022, the Planning Commission held a duly-noticed public hearing, at which time all interested parties were given an opportunity to be heard and present evidence on the 2021-2029 Housing Element Update; and

WHEREAS, this Planning Commission duly authorizes City Manager or Community Development Director to make minor amendments to the Housing Element to correct inconsistencies within the document and recommends that the City Council duly authorize the City Manager or Community Development Director to make iterative changes to the Housing Element in response to comments from HCD to support State certification of the 2021-2029 Housing Element; and

WHEREAS, the adoption of the 2021-2029 Housing Element is exempt under the "Common Sense" exemption of the California Environmental Quality Act (CEQA). The project is exempt pursuant to CEQA Guidelines Section 15061(b)(3), which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Since no development project or other physical change to the environment would be approved by the adoption of the Housing Element, it can be seen with certainty that there is no possibility that Housing Element adoption may have a significant effect on the environment and will not result in any changes in the existing physical environment, and therefore is not subject to CEQA. Any future project, including ordinances required to implement the 2021-2029 Housing Element or development projects will be reviewed for compliance with CEQA at the time submitted once sufficient project details are known; and

WHEREAS, all legal prerequisites for the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LA CAÑADA FLINTRIDGE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission finds and determines that the above recitals are true and correct and are incorporated herein by reference.

SECTION 2. The Planning Commission hereby recommends that the City Council adopt General Plan Amendment (PLAN-2022-0003) adopting the 2021-2029 Housing Element and find that the project is exempt from the provisions of the California Environmental Quality Act.

PASSED, APPROVED and ADOPTED this 25th day of August, 2022.

Henry Oh
Chair

ATTEST:

Susan Koleda, AICP
Secretary to the Planning Commission

**Special City Council Meeting
09/12/22**

CITY
OF LA CANADA FLINTRIDGE

CM Review: _____
Fiscal Review: _____

CITY COUNCIL AGENDA REPORT

MEETING DATE:	September 12, 2022
SUBJECT:	Approval of General Plan Amendment (PLAN-2022-0003) adopting the Draft 2021-2029 Housing Element
PRESENTER:	Susan Koleda, Director of Community Development
PROPOSED ACTION:	Motion to hold a public hearing on the Draft 2021-2029 Housing Element, adopt the proposed Resolution approving General Plan Amendment (PLAN-2022-0003) adopting the Draft 2021-2029 Housing Element and direct staff to forward the Adopted Housing Element to the Department of Housing and Community Development
ENVIRONMENTAL IMPACT:	The project is exempt under the "Common Sense" exemption. The project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Since no development project or other physical change to the environment would be approved by the adoption of the Housing Element, it can be seen with certainty that there is no possibility that the Housing Element adoption would have a significant effect on the environment and will not result in any changes in the existing physical environment, therefore, is not subject to CEQA.
FISCAL IMPACT:	Undetermined at the current time. Implementation of the 2021-2029 Housing Element includes multiple Zoning Code amendments as well as ongoing outreach and implementation actions to meet the metrics of the Affirmatively Furthering Fair Housing Meaningful Actions Matrix (Table HE-50). Staffing needs will be evaluated and may result in a request for an additional planner to be presented to the City Council at a future date.

SUMMARY: Staff and CityPlace Planning, the City's consultant, have been working on the 2021-2029 Housing Element since December 2020. The first draft of the Housing Element was submitted to the HCD in October 2021. On December 3, 2021, HCD issued a letter requesting

revisions. The requested revisions have been incorporated into the second draft Housing Element, which was reviewed and recommended for adoption by the Planning Commission on August 25, 2022. Once adopted by the City Council, the second draft Housing Element will be submitted to HCD for review.

DISCUSSION: All jurisdictions within California are mandated by state law to prepare a Housing Element every eight years. This update covers the housing planning period between 2021 and 2029, referred to as the 6th Cycle. The Housing Element must be reviewed and found to be in compliance with state law by the California Department of Housing and Community Development (HCD).

Statutory Requirements

State law requires a Housing Element to include:

- An analysis of population and employment trends;
- An analysis of household characteristics;
- An inventory of suitable land for residential development;
- An identification of a zone or zones where emergency shelters are permitted by right;
- An analysis of the governmental and non-governmental constraints on the improvement, maintenance and development of housing;
- An analysis of special housing needs;
- An analysis of opportunities for energy conservation;
- An analysis of publicly assisted housing developments that may convert to non-assisted housing developments; and
- An assessment of fair housing practices in order to develop policies and programs designed to affirmatively further fair housing.

Recent changes to State law have imposed new requirements for the 2021-2029 Housing Element. This has introduced substantial challenges to the City's ability to identify sites to accommodate the required Regional Housing Needs Allocation (RHNA). New Housing Element requirements include:

1. Higher RHNA Allocations: The City's 2014-2021 Housing Element RHNA allocation was a total of 112 units. Comparatively, the 2021-2029 Housing Element RHNA allocation is a total of 612 units, over five times higher than the previous element's allocation.
2. Affirmative Further Fair Housing (AFFH): Assembly Bill (AB) 686, which became effective in 2018, is a statewide framework to Affirmatively Further Fair Housing (AFFH). The objective is to promote inclusive communities, further housing choice and address racial and economic disparities through government programs, policies, and operations. AB 686 defines "affirmatively furthering fair housing" to mean "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities and other protected classes. The bill added an assessment of fair housing to the Housing Element Update, which includes the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and

outreach capacity; an analysis of segregation patterns and disparities in access to opportunities; an assessment of contributing factors; and an identification of fair housing goals and actions.

3. Eligible Lower-Income Sites: There are new regulations on whether a City can reuse sites included in previously adopted Housing Elements. There is also increased scrutiny when using small and/or non-vacant sites to accommodate units for very low- and low-income households.
4. No Net Loss: A 2017 amendment to Government Code Section 65863 (No Net Loss) requires that jurisdictions preserve sufficient and available sites for lower-income housing throughout the RHNA planning period at all times. The City cannot permit the reduction of residential density for any site unless the reduction is consistent with the adopted General Plan, including the Housing Element. Additionally, if the City allows development of any site with less units by income level than identified in the Housing Element for that site, it must determine if the remaining sites identified in the housing element are adequate to meet that need by income level. If sites identified for lower-income housing are developed with less units than identified in the Housing Element or developed for a higher income group, the City shall either identify and rezone adequate substitute sites or demonstrate that the land inventory already contains adequate substitute sites so that there is no net loss of residential unit capacity. For these reasons, more sites than necessary to accommodate the RHNA are identified to provide an adequate buffer.

Public Participation

Government Code Section 65583(c)(9) requires that local jurisdictions make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort. In compliance with this requirement, community meetings, public workshops, public meetings and outreach on the Draft Housing Element were held on the following dates:

- March 5, 2021 - two virtual stakeholder sessions
- May 11, 2021 - Planning Commission workshop (via Zoom)
- September 14, 2021 - Planning Commission workshop (via Zoom)
- February 8, 2022 - Special City Council meeting
- February 18, 2022 - meet with industry professionals (virtual)
- March 10, 2022 - Planning Commission workshop
- April 5, 2022 - joint City Council/Planning Commission workshop

- April 25, 2022 - posted a Regional Housing Needs Assessment (RHNA) video on the City's website
- June 20, 2022 – direct mailed property owners that could potentially be included on the Sites Inventory
- July 14, 2022 - direct mailed property owners that could potentially be included on the Sites Inventory
- July 20-29, 2022 - posted the revised Sites Inventory for public review and comment on the City's website
- August 25, 2022 – Planning Commission public hearing
- September 2, 2022 – Second draft of 2021-2029 Housing Element posted on City website for public review and comment.

Notification of the stakeholder meetings and workshops were mailed to stakeholders such as housing advocates, developers, fair housing organizations. Notice of workshops and public meetings was published in the Outlook Valley Sun newspaper, posted on the City's website (www.cityoflcf.org) and at City Hall of meetings. Additionally, the City utilized its social media platforms to disseminate meeting information, as well as an e-mail distribution contact list. Due to the COVID-19 pandemic, online workshops/meetings and opportunities for engagement replaced the initial in-person meetings to meet social distancing requirements. All Planning Commission workshops and City Council meetings were recorded and broadcast on the City's government access channel and could be live-streamed or viewed later through the City website.

Sites Inventory

La Cañada Flintridge's share of regional future housing needs is a total of 612 new units for the 2021-2029 RHNA period (from June 30, 2021, through October 15, 2029). This allocation is distributed into four income categories. The RHNA includes a fair share adjustment which allocates future need by each income category in a way that meets the state mandate to reduce over-concentration of lower income households in historically lower income communities or areas within the region.

The city is predominantly built out and lacks significant vacant land for new housing. Thus, the Housing Element has identified underutilized parcels (residential and nonresidential) that have or will have land use designations, zoning, and appropriate development standards in place to facilitate the construction of new housing. The Housing Element Update identifies sites to accommodate the projected housing needs, on both the north and south sides of Foothill Boulevard, and one site along Oak Grove Drive. Sites must be distributed throughout the community to comply with the Affirmatively Furthering Fair Housing requirements of state law. Sites were identified based on numerous factors, including access to sewer and utilities, transportation and services, size (which may include combining several parcels). Lower income units must generally be accommodated on

sites with a minimum density of 20 dwelling units per acre. Additionally, identified sites must be free of known constraints, such as leases, and have a realistic opportunity to transition during the planning period. Single family residences were removed from the second draft of the Sites Inventory since there is no history of such uses transitioning to multifamily uses and to prevent existing homes from being identified as legal non-conforming, with the associated legal restrictions such a designation would bring.

To accommodate the total RHNA and the appropriate buffer required, rezoning will have to occur. This will include increasing the minimum residential density of the R-3 (Multifamily) and Mixed Use zones to 25 dwelling units per acre (du/ac) based on an economic analysis prepared by Michael Baker International, increasing the density of some Mixed Use 1 and Mixed Use 2 parcels within the Downtown Village Specific Plan (DVSP) to 12-15 du/ac and increasing the density of other Mixed Use 1 and Mixed Use 2 parcels within the DVSP to 25-30 du/ac. In addition, a new Religious Institution Overlay Zone (RI-OZ) would be created with a density of 25-30 du/ac. Typical objective development standards, such as setbacks, lot coverage, height, and objective design standards will be developed and will include numerous opportunities for public engagement after adoption of the Housing Element and identification of the density range.

A buffer of between 15-30 percent of the RHNA is also required by state housing law. The buffer proposed is 422 units, or 69%. A higher than required buffer is proposed to minimize opportunities for HCD require additional revisions to the Housing Element, to ensure that additional rezoning is not required during the planning period due to the time and expense associated with rezoning efforts, and to ensure that if the anticipated number and income distribution of Accessory Dwelling Units identified within the Housing Element is not achieved, there are adequate sites to cover any shortfall.

Organization

The Housing Element is organized into five primary chapters:

- 9.1 Introduction: Provides an overview of the purpose, scope, and organization of the Housing Element.
- 9.2 Community Profile: Provides a summary of the City's demographic and housing characteristics, and associated housing needs.
- 9.3 Housing Constraints: Provides an assessment of the various constraints to housing development and preservation.
- 9.4 Housing Opportunities and Resources: Provides an inventory of resources available for meeting the City's existing and projected housing needs.
- 9.5 Housing Plan: Outlines the City's commitments to providing and preserving housing opportunities in the community. The section includes Goals and Policies, Housing Programs and Quantified Objectives.

OPTIONS: 1. Motion to hold a public hearing on the Draft 2021-2029 Housing Element, adopt the attached Resolution approving General Plan Amendment (PLAN-2022-0003) adopting the Draft 2021-2029 Housing Element and direct staff to forward the Adopted Housing Element to the Department of Housing and Community Development.

2. Consider and provide direction to staff.

RECOMMENDATION: Option # 1 - Motion to hold a public hearing on the Draft 2021-2029 Housing Element, adopt the attached Resolution approving General Plan Amendment (PLAN-2022-0003) adopting the Draft 2021-2029 Housing Element and direct staff to forward the Adopted Housing Element to the Department of Housing and Community Development.

Attachments:

1. Resolution
2. 2021-2029 Housing Element

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA CAÑADA FLINTRIDGE APPROVING GENERAL PLAN AMENDMENT (PLAN-2022-0003) ADOPTING THE 2021-2029 HOUSING ELEMENT UPDATE AND FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, in accordance with California state law, the City of La Cañada Flintridge (the “City”) adopted an updated General Plan in 2013, a legislative act which serves as a comprehensive, long-term plan to guide the physical development of the City and serves as the official statement of policies governing all City Council, advisory commission, and administrative decisions regarding zoning and land use, subdivisions, and public improvements; and

WHEREAS, the State of California Government Code Section 65588 requires the review and adoption of a Housing Element that may be updated according to the Southern California Association of Governments Regional Housing Needs Assessment (“RHNA”) planning cycle; and

WHEREAS, the State of California Government Code Section 65583(c)(9) requires that local jurisdictions make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort, the City conducted two virtual stakeholder sessions on March 5, 2021, held two Planning Commission study sessions on May 11, 2021 and September 14, 2021, held a special City Council meetings on February 8, 2022, meet with industry professionals on February 18, 2022, conducted a Planning Commission workshop on March 10, 2022, held a joint City Council/Planning Commission workshop on April 5, 2022, posted a Regional Housing Needs Assessment (RHNA) video on the City’s website on April 25, 2022, directly contacted property owners that could potentially be included on the Sites Inventory on June 20, 2022 and July 14, 2022, and posted the revised Sites Inventory for public review and comment on the City’s website from July 20-29, 2022. Comments provided and issues raised during these public participation events were addressed in the 2021-2029 Housing Element; and

WHEREAS, on October 3, 2021 a draft of the 2021-2029 Housing Element was submitted to the California Department of Housing and Community Development (HCD) and on December 3, 2021, per Government Code Section 65585(b), a response/comment letter from the HCD was received by Staff for the review of the draft 2021-2029 Housing Element. The document has been revised to comply with State housing element law (Article 10.6 of the Government Code) and the comments received from HCD; and

WHEREAS, based on the age and condition of non-residential structures on nonvacant sites, as well as the likelihood of commercial uses on nonvacant sites converting to mixed-use or residential developments due to the continued decline of retail-only uses, the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are likely to be integrated with new residential uses or discontinued during the planning period, and therefore are

not considered significant impediments to additional residential development during the period covered by the 2021-2029 Housing Element; and

WHEREAS, on August 25, 2022, the Planning Commission held a duly noticed public hearing, at which time all interested parties were given an opportunity to be heard and present evidence on the 2021-2029 Housing Element Update. After deliberating, the Planning Commission adopted Resolution No. 22-51 recommending that the City Council approve the General Plan Amendment adopting the 2021-2029 Housing Element; and

WHEREAS, on September 12, 2022, the City Council held a duly noticed public hearing, at which time all interested parties were given an opportunity to be heard and present evidence on the 2021-2029 Housing Element Update; and

WHEREAS, the City Council has considered said 2021-2029 Housing Element and all comments pertaining thereto, finds there have been no significant changes in said project and that the 2021-2029 Housing Element should be approved subject to any changes the City Council should insert in this Resolution; and

WHEREAS, the adoption of the 2021-2029 Housing Element is exempt under the "Common Sense" exemption of the California Environmental Quality Act (CEQA). The project is exempt pursuant to CEQA Guidelines Section 15061(b)(3), which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Since no development project or other physical change to the environment would be approved by the adoption of the Housing Element, it can be seen with certainty that there is no possibility that Housing Element adoption may have a significant effect on the environment and will not result in any changes in the existing physical environment, and therefore is not subject to CEQA. Any future project, including ordinances required to implement the 2021-2029 Housing Element or development projects will be reviewed for compliance with CEQA at the time submitted once sufficient project details are known; and

WHEREAS, all legal prerequisites for the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA CAÑADA FLINTRIDGE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council finds and determines that the above recitals are true and correct and are incorporated herein by reference.

SECTION 2. The City Council hereby approves General Plan Amendment (PLAN-2022-0003) adopting the 2021-2029 Housing Element, which is hereby incorporated into the City of La Cañada Flintridge General Plan. Further, the City Manager or Community Development Director is hereby authorized to make minor modifications to the 2021-2029 Housing Element in response to comments from the California Department of Housing and Community Development, provided said modifications do not affect or contradict policies and programs adopted by the City Council.

SECTION 3. The City Council finds the 2021-2029 Housing Element has been adopted

in accordance with the terms and provision of the State of California Government Code, and after consideration and review by the City of La Cañada Flintridge Planning Commission and California Department of Housing and Community Development.

SECTION 4. The City Council finds that there is substantial evidence contained within the Section 9.4 Housing Opportunities and Resources and Appendix C: Sites Inventory of the 2021-2029 Housing Element that the existing uses identified are not impediments to accommodate new housing and will likely be discontinued during the 2021-2029 planning period.

SECTION 5. The City Council directs the Planning Commission to comply with the requirements of state Housing law, including the Government Code commencing with Section 65580, including the requirement to review and revision the City's Housing Element as frequently as appropriate (Section 65588), and to report to the City Council annually pertaining to the progress in this regard (Annual Progress Report on the Housing Element).

SECTION 6. The City Clerk shall certify to the page and adoption of this Resolution and enter it into the book or Resolutions. This Resolution shall be effective of the date of adoption.

PASSED, APPROVED and ADOPTED this 12th day of September, 2022.

Keith Eich
Mayor

ATTEST:

Carol Cowley
Interim City Clerk

**Housing Element Website
Update 09/30/22**



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Housing Element Update

DRAFT HOUSING ELEMENT DOCUMENTS:

Second Public Review Draft Revised (PDF 67MB) (posted September 30, 2022).

Second Public Review Draft (PDF 56MB) (posted September 2, 2022).

First Public Review Draft (posted September 21, 2021)

HOUSING ELEMENT UPDATE

The City of La Cañada Flintridge is currently updating its Housing Element of the General Plan. Local governments across California are required by State Housing Element law to adequately plan to meet their share of the State's overall housing need. The Department of Housing and Community Development (HCD) is the State department that is responsible for administering Housing Element Law and for identifying the State's overall housing need. To adequately plan for their share of the State's housing need, local governments adopt Housing Elements as part of their General Plans. Housing Elements provide goals, policies, and programs to create opportunities for housing development.

The 6th Cycle Housing Element will cover the eight-year planning period from October 2021-October 2029. The community was invited and encouraged to participate in the planning process by providing written comments and attending workshops and Public Hearing held by the Planning Commission and City Council. See link below for the project timeline and upcoming meetings.

Timeline

This process began in January 2021 and outreach efforts started in March. [See summary of the City's outreach in preparation of the first draft.](#)

The first draft of the 6th Cycle Housing Element was submitted to HCD on October 6, 2021. [Here is a list of events since the first submittal.](#)

Upcoming Meetings

[Community Development](#)[Building & Safety](#)[Code Enforcement](#)[Community Preservation and Housing](#)[ConnectLCF-Permits/Entitlements](#)[Master Fee Schedule](#)[Community Development FAQs](#)

Contact Community Development

Call (818) 790-8881 or email us below:

Name

First

Last

Email**Message****CAPTCHA**



I'm not a robot

reCAPTCHA

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FAQ

BACKGROUND

RHNA/REGIONAL
HOUSING
NEEDS
ALLOCATION

SITES
INVENTORY

SUBMIT

CONTACT US

For more information about the Housing Element, please contact Susan Koleda at skoleda@lcf.ca.gov and (1.818.790.8881).

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**City Council Meeting
10/04/22**

CITY OF LA CAÑADA FLINTRIDGE CITY COUNCIL
NOTICE OF PUBLIC MEETING & AVAILABILITY OF SECOND DRAFT HOUSING
ELEMENT (REVISED)

Case Number: General Plan Amendment (PLAN-2022-0003) - 2021-2029 Housing Element Update

Applicant: City of La Cañada Flintridge

Project Location: Citywide

NOTICE IS HEREBY GIVEN that on Tuesday, October 4, 2022, at 6:00 p.m., or as soon thereafter as possible, the City Council of the City of La Cañada Flintridge will hold a public meeting to consider adoption of a General Plan Amendment consisting of the 2021-2029 Housing Element. The Second Draft of the Housing Element (Revised) was posted on the City's website (<https://cityoflcf.org/housing-element-update/>) on September 30, 2022 and is available for public review and comment.

The hearing will be conducted in the Council Chambers on the first floor of City Hall, One Civic Center Drive, La Cañada Flintridge, CA 91011. The order of items on the agenda will be determined the week prior to the hearing. All interested persons will be given the opportunity to speak at the public hearing.

The project is exempt under the "Common Sense" exemption. The project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Since no development project or other physical change to the environment would be approved by the adoption of the Housing Element, it can be seen with certainty that there is no possibility that Housing Element adoption may have a significant effect on the environment and will not result in any changes in the existing physical environment, and therefore is not subject to CEQA.

If you challenge the project and/or the environmental determination in court, you may be limited to raising only those issues raised at the public hearing described in this notice, or in correspondence delivered to the City Council at, or prior to, the public hearing.

Additional information, including pertinent materials related to this project, will be included within an agenda report attached to the City Council's meeting agenda. The meeting agenda and report was posted on the City's website on Thursday September 29, 2022 and can be accessed at cityoflcf.org/city-clerk/agenda-minutes/.



[Housing Element Update | City of La Cañada Flintridge](#)

HOUSING ELEMENT UPDATE The second draft of the 2021-2029 Housing Element (PDF 56MB) is available for review (posted September 2, 2022). The City of La Cañada Flintridge is currently updating its Housing Element of the General Plan. Local governments across California are required by State Housing Element law to adequately plan to

cityoflcf.org

RESOLUTION NO. 22-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA CAÑADA FLINTRIDGE APPROVING GENERAL PLAN AMENDMENT (PLAN-2022-0003) ADOPTING THE 2021-2029 HOUSING ELEMENT UPDATE AND FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, in accordance with California state law, the City of La Cañada Flintridge (the “City”) adopted an updated General Plan in 2013, a legislative act which serves as a comprehensive, long-term plan to guide the physical development of the City and serves as the official statement of policies governing all City Council, advisory commission, and administrative decisions regarding zoning and land use, subdivisions, and public improvements; and

WHEREAS, the State of California Government Code Section 65588 requires the review and adoption of a Housing Element that may be updated according to the Southern California Association of Governments Regional Housing Needs Assessment (“RHNA”) planning cycle; and

WHEREAS, the State of California Government Code Section 65583(c)(9) requires that local jurisdictions make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort, the City conducted two virtual stakeholder sessions on March 5, 2021, held two Planning Commission study sessions on March 11, 2021 and June 10, 2021, held a special City Council meetings on February 8, 2022, meet with industry professionals on February 18, 2022, conducted a Planning Commission workshop on March 10, 2022, held a joint City Council/Planning Commission workshop on April 5, 2022, posted a Regional Housing Needs Assessment (RHNA) video on the City’s website on April 25, 2022, directly contacted property owners that could potentially be included on the Sites Inventory on June 20, 2022 and July 14, 2022, and posted the revised Sites Inventory for public review and comment on the City’s website from July 20-29, 2022. Comments provided and issues raised during these public participation events were addressed in the 2021-2029 Housing Element; and

WHEREAS, on October 3, 2021 a draft of the 2021-2029 Housing Element was submitted to the California Department of Housing and Community Development (HCD) and on December 3, 2021, per Government Code Section 65585(b), a response/comment letter from the HCD was received by Staff for the review of the draft 2021-2029 Housing Element. The document has been revised to comply with State housing element law (Article 10.6 of the Government Code) and the comments received from HCD; and

WHEREAS, based on the age and condition of non-residential structures on nonvacant sites, as well as the likelihood of commercial uses on nonvacant sites converting to mixed-use or residential developments due to the continued decline of retail-only uses, the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are likely to be integrated with new residential uses or discontinued during the planning period, and therefore are

not considered significant impediments to additional residential development during the period covered by the 2021-2029 Housing Element; and

WHEREAS, on August 25, 2022, the Planning Commission held a duly noticed public hearing, at which time all interested parties were given an opportunity to be heard and present evidence on the 2021-2029 Housing Element Update. After deliberating, the Planning Commission adopted Resolution No. 22-51 recommending that the City Council approve the General Plan Amendment adopting the 2021-2029 Housing Element; and

WHEREAS, on September 12, 2022, and October 4, 2022, the City Council held a duly noticed public hearing, at which time all interested parties were given an opportunity to be heard and present evidence on the 2021-2029 Housing Element Update; and

WHEREAS, the City Council has considered said 2021-2029 Housing Element and all comments pertaining thereto, finds there have been no significant changes in said project and that the 2021-2029 Housing Element should be approved subject to any changes the City Council should insert in this Resolution; and

WHEREAS, the adoption of the 2021-2029 Housing Element is exempt under the "Common Sense" exemption of the California Environmental Quality Act (CEQA). The project is exempt pursuant to CEQA Guidelines Section 15061(b)(3), which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Since no development project or other physical change to the environment would be approved by the adoption of the Housing Element, it can be seen with certainty that there is no possibility that Housing Element adoption may have a significant effect on the environment and will not result in any changes in the existing physical environment, and therefore is not subject to CEQA. Any future project, including ordinances required to implement the 2021-2029 Housing Element or development projects will be reviewed for compliance with CEQA at the time submitted once sufficient project details are known; and

WHEREAS, all legal prerequisites for the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA CAÑADA FLINTRIDGE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council finds and determines that the above recitals are true and correct and are incorporated herein by reference.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). Based upon the foregoing facts and based upon substantial evidence, the City Council hereby finds as follows:

A. The adoption of the 2021-2029 Housing Element is exempt under the "Common Sense" exemption of the California Environmental Quality Act. The project is exempt pursuant to CEQA Guidelines Section 15061(b)(3), which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Since no development

project or other physical change to the environment would be approved by the adoption of the Housing Element, it can be seen with certainty that there is no possibility that Housing Element adoption may have a significant effect on the environment and will not result in any changes in the existing physical environment, and therefore is not subject to CEQA. Any future project, including ordinances required to implement the 2021-2029 Housing Element or development projects will be reviewed for compliance with CEQA at the time submitted once sufficient project details are known.

B. The custodian of records for the Notice of Exemption and all other materials which constitute the record of proceedings upon which the Planning Commission's decision is based, is the Director of Community Development of the City of La Cañada Flintridge. Those documents are available for public review in the Community Development Department of the City of La Cañada Flintridge located at One Civic Center Drive, La Cañada Flintridge, California, 91011, telephone (818) 790-8881.

SECTION 3. The City Council finds the 2021-2029 Housing Element has been adopted in accordance with the terms and provision of the State of California Government Code, and after consideration and review by the City of La Cañada Flintridge Planning Commission and California Department of Housing and Community Development.

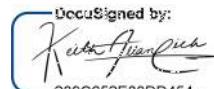
SECTION 4. Because more than 50 percent of the parcels included in La Cañada Flintridge's Housing Element Sites Inventory are non-vacant, the City must adopt a finding that the existing uses on these nonvacant parcels are likely to be discontinued during the planning period, and the development potential on these nonvacant sites would not constitute an impediment to future housing development. The City Council finds that there is substantial evidence contained within the Section 9.4 Housing Opportunities and Resources and Appendix C: Sites Inventory of the 2021-2029 Housing Element that the existing uses identified are not impediments to accommodate new housing and will likely be discontinued during the 2021-2029 planning period. Based on general development trends resulting from continuously rising land values, changes in desired land uses, the financial pressures placed on religious institutions that have been impacted by falling congregation numbers, aging structures and underutilized properties, rising demand for housing, adjacency to public transportation and commercial services, and other factors/analysis as identified in the Section 9.4.1.3 Future Residential Development Potential and Section 9.4.1.4 Overview of Residential Development Potential and Realistic Capacity Assumptions by Zone of the Housing Element, the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are likely to be discontinued during the planning period, and therefore do not constitute an impediment to additional residential development during the period covered by the housing element.

SECTION 5. The City Council hereby approves General Plan Amendment (PLAN-2022-0003) adopting the 2021-2029 Housing Element, which is hereby incorporated into the City of La Cañada Flintridge General Plan. Further, the City Manager or Community Development Director is hereby authorized to make minor modifications to the 2021-2029 Housing Element in response to comments form the California Department of Housing and Community Development, provided said modifications do not affect or contradict policies and programs adopted by the City Council.

SECTION 6. The City Council directs the Planning Commission to comply with the requirements of state Housing law, including the Government Code commencing with Section 65580, including the requirement to review and revision the City's Housing Element as frequently as appropriate (Section 65588), and to report to the City Council annually pertaining to the progress in this regard (Annual Progress Report on the Housing Element).

SECTION 7. The City Clerk shall certify to the page and adoption of this Resolution and enter it into the book or Resolutions. This Resolution shall be effective of the date of adoption.

PASSED, APPROVED and ADOPTED this 4th day of October, 2022.

DocuSigned by:

289C652E08DD454...
Keith Eich
Mayor

ATTEST:

DocuSigned by:

45A6FFABE0094EA...
Carol Cowley
Interim City Clerk

CERTIFICATION

State of California)
County of Los Angeles) ss.
City of La Cañada Flintridge)

I, Carol Cowley, Interim City Clerk of the City of La Cañada Flintridge, California, do hereby certify that the foregoing Resolution No. 22-35 was duly adopted by the City Council of the City of La Cañada Flintridge at a Regular Meeting held on the 4th day of October 2022, by the following vote:

AYES: **COUNCILMEMBERS: Bowman, Davitt, Walker, Gunter, Eich**
NOES: **COUNCILMEMBERS: None**
ABSENT: **COUNCILMEMBERS: None**
ABSTAIN: **COUNCILMEMBERS: None**

Dated: October 4, 2022

DocuSigned by:
 _____
45A6FFABE0094EA...

Carol Cowley, Interim City Clerk

**Public Comment Letters
regarding Housing Element**

Re: Zone change for future housing

Susan Koleda <skoleda@lcf.ca.gov>

Tue 7/5/2022 10:15 AM

To: Bob Ford [REDACTED]

Cc: Claudia Tedford [REDACTED]

Good morning Bob,

Thank you for the email and the interest. At this time, your properties (5808-008-020 and 5808-008-021; NE corner of Foothill and El Camino Corto) are included on the Sites Inventory of the Housing Element. The draft Sites Inventory proposed to amend the zoning of the parcels to R-3 (Multifamily), which at the current time allows a density of up to 30 dwelling units per acre. During this process, the City Council may increase the density based on additional analysis that is currently underway to determine the most appropriate density. This will be decided over the coming months; however, if you are interested, the City Council will be having a discussion item on tonight's agenda regarding increasing multifamily density. Please feel free to attend the meeting and provide your input. The meeting is tonight at 6pm in the City Council Chamber.

Please let me know if you have any questions.

Susan

--

Susan Koleda, AICP
Director of Community Development
City of La Cañada Flintridge
One Civic Center Drive
La Cañada Flintridge, CA 91011

Phone: (818) 790-8881

skoleda@lcf.ca.gov

From: Bob Ford [REDACTED]
Sent: Monday, July 4, 2022 7:55 PM
To: Susan Koleda <skoleda@lcf.ca.gov>
Subject: Zone change for future housing

[EXTERNAL EMAIL] This email originated outside of the organization. DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe

Dear Susan,

I own the vacant lots at the N/E corner of Foothill Blvd and El Camino Corto St. I am very much interested in changing the zoning to multi-family housing. If I can be of any help my cell number is [REDACTED]

[REDACTED] Thanks, Bob Ford

Sent from my iPhone

Re: Your letter dated June 30th re: Future Planning for Housing in La Canada Flintridge

Susan Koleda <skoleda@lcf.ca.gov>

Thu 7/7/2022 3:51 PM

To: Alan Pezesh [REDACTED]

Cc: Claudia Tedford <claudia.tedford@cityplaceplanning.com>;Emily Stadnicki <estadnicki@lcf.ca.gov>
good afternoon Alan,

Thank you for the email and the interest. I apologize for the delay in getting back to you.

At the current time, your property is within the Downtown Village Specific Plan and has a designation of Mixed Use 2. Current zoning rules would allow mixed use development, with a density up to 15 dwelling units per acre. Your site had been included on the Sites Inventory of the first draft of the Housing Element; however, based on public comments made regarding the relatively recent sale and original construction date of the building, the complainant did not believe the site would potentially transition during the 2021-2029 housing element period. Neither your purchase date nor the age of the structure prohibit the inclusion of your parcel on the Sites Inventory if you wish to take advantage of this opportunity.

The draft Sites Inventory released in September 2021 proposed to amend the density of your parcel to 15-25 dwelling units per acre. However, the City Council had a discussion item on the July 5, 2022 agenda that discussed increasing the minimum density to 26 dwelling units to the acre, with the upper range not yet determined. This was based on a draft economic analysis that the City commissioned to determine the most appropriate density that would encourage property owners to take advantage of the rezoning. The final density range will be decided over the coming months. If you are interested, the City Council discussion during the July 5 meeting is available on the City's website.

If you are interested the being included on the Sites Inventory and the rezoning and would like additional information, please let me know. I have included the City's housing consultant and Emily Stadnicki, Principal Planner, on this email as I will be out of the office on vacation from July 15-August 15. If you have questions, please feel free to contact us.

Susan

--

Susan Koleda, AICP
Director of Community Development
City of La Cañada Flintridge
One Civic Center Drive
La Cañada Flintridge, CA 91011

Phone: (818) 790-8881

skoleda@lcf.ca.gov

From: Alan Pezeshkian

Sent: Tuesday, July 5, 2022 10:26 AM

To: Susan Koleda <skoleda@lcf.ca.gov>

Subject: Your letter dated June 30th re: Future Planning for Housing in La Canada Flintridge

[EXTERNAL EMAIL] This email originated outside of the organization. DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe

Good morning Susan,

This is Alan Pezeshkian - I own the building at 1010 Foothill Blvd (former bookstore) and am in receipt of your letter dated June 30th. Please know that I am interested in the opportunity that you have discussed in your letter and would be interested in learning more about it.

Thank you and I look forward to receiving more information from you.

Sincerely,

Alan
[REDACTED]

Re: 2235 Foothill APN 587-011-057

Marcy Berkman

Mon 7/11/2022 3:05 PM

To: Susan Koleda <skoleda@lcf.ca.gov>

Cc: Claudia Tedford <ctedford@lcf.ca.gov>;Emily Stadnicki <estadnicki@lcf.ca.gov>

[EXTERNAL EMAIL] This email originated outside of the organization. DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe

Thank you for the additional information.

As there is a good possibility that we will sell the property within the next 8 years, it seems that our property (2355 Foothill) would potentially be appropriate for inclusion in the housing element site inventory.

Our primary concern would be that if the property is included on the site list, that regardless of whether there is an overlay or a rezoning, that it leaves our property in a situation where it is of equal or greater attraction to a range of potential buyers and an equal or greater value than it would be as sold under its current mixed use zoning. It would seem that the ideal situation would permit a potential buyer to develop either as a mixed use development or multi-family residential development so as to ensure that any rezoning or overlay does not impair the range of potential purchasers/development uses or its potential value.

Marcy L. Berkman
Trustee of the Berkman Family Trusts

On Thu, Jul 7, 2022 at 4:57 PM Susan Koleda <skoleda@lcf.ca.gov> wrote:

good afternoon Ms. Berkman,

Thank you for your email and your interest. I apologize for the mix-up on the address. I have provided answers to your questions in red below.

At the current time, your property is zoned Mixed Use. Current zoning rules would allow mixed use development, with a density up to 20-30 dwelling units per acre. Your site was included on the Sites Inventory of the first draft of the Housing Element.

The draft Sites Inventory released in September 2021 proposed to keep the density of your parcel at 20-30 dwelling units per acre. However, the City Council had a discussion item on the July 5, 2022 agenda that discussed increasing the minimum density to 26 dwelling units to the acre, with the upper range not yet determined. This was based on a draft economic analysis that the City commissioned to determine the most appropriate density that would encourage property owners to take advantage of the rezoning. The final density range will be decided over the coming months. If you are interested, the City Council discussion during the July 5 meeting is available on the City's website.

If you are interested the being included on the Sites Inventory and the rezoning opportunity and would like additional information, please let me know. I have included the City's housing consultant and Emily Stadnicki, Principal Planner, on this email as I will be out of the office on vacation from July 15-August 15. If you have questions, please feel free to contact us.

Susan

--

Susan Koleda, AICP
Director of Community Development
City of La Cañada Flintridge
One Civic Center Drive
La Cañada Flintridge, CA 91011

Phone: (818) 790-8881

skoleda@lcf.ca.gov

From: Marcy Berkman [REDACTED]
Sent: Tuesday, July 5, 2022 5:42 PM
To: Susan Koleda <skoleda@lcf.ca.gov>
Subject: 2235 Foothill APN 587-011-057

[EXTERNAL EMAIL] This email originated outside of the organization. DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe

Dear Ms. Skoleda:

I am in receipt of your letter dated June 30, 2022 regarding Future Planning for Housing in Our City. The Berkman Family Trusts own 2355 Foothill Blvd APN 5870-011-057; our family's business, Foothill Carwash Lube and Oil, is located on that property.

Please note that your letter references 2242 Foothill Blvd APN 5810-014-002 -- we are not the owners of that property. This appears to be a clerical error within your correspondence.

Nevertheless, if recollection serves, our property --2355 Foothill Blvd -- was listed on the Draft Housing Element as one of the sites where multifamily housing might potentially feasibly be constructed over the next 8-year period, and which therefore might be included in the Housing Element Sites Inventory.

I would be interested in additional information please.

Our site (2355 Foothill Blvd) is approximately 1.5 acres (a portion of which is flat-pad and a portion of which is hillside) and is situated next to a similarly sized adjacent partial (Briggs plaza) which, parcel and shopping center are under unrelated ownership.

Our family has owned and run Foothill Carwash Lube and Oil Center located at 2355 Foothill since the mid 1970's; it is currently operated by my brother. As he hopes to retire sometime in the next 1-3 years, our site could potentially provide a location for potential multi-family housing and or mixed use development. In that regard, I have a few questions:

1. My recollection is that under the Land Use Element our property is currently zoned mixed use commercial residential with a 30 unit/acre FAR if developed as mixed use. Can you please confirm

whether that is accurate. This is accurate. The Mixed Use zone currently allows a density of 20-30 dwelling units per acre.

2. For 2355 Foothill, would the City be proposing to change the zoning, or to add a zoning overlay? What would be the different effects of each? It has not yet been determined whether the zoning would be changed to increase the density or whether an overlay zone would be added.

3. For 2355 Foothill, if the zoning were changed or an overlay were added, would any of the following still be possible:

1) Would a potential buyer of the property/business still be permitted to continue to operate the existing carwash and the lube and oil center if they wished to do so? Yes, the current use was legally established and therefore may continue provided the car wash does not stop operating for a period of 9 months or more. Car washes are not a permitted use in the Mixed Use zone that was adopted in 2014, so if the car wash ceased operation for more than 9 months, it could not reestablish use. Since the use is no longer permitted within the zone, the use is considered legal non-conforming.

2) If a potential buyer of the property wished to do so, would they be able to tear down the existing buildings and build an express wash tunnel on the property or otherwise make major modifications to the existing property structures to replace the existing labor-intensive full service carwash with a more modernized less labor-intensive carwash infrastructure? No, as stated above, the existing use is legal non-conforming, meaning no expansion or rebuilding of the structure can occur.

3) Would a potential buyer still be permitted to build mixed use commercial/residential on the property if they wished to do so? Yes, provided the development complied with current zoning standards.

4) Am I correct in understanding that if the site is included on the site list in the housing element, the FAR would increase to 40 units per acre if developed as multi-family residential; perhaps with an added bump to the FAR if development includes a certain number of lower income housing units as well? FAR typically applies to non-residential use and density to residential. The current zoning allows for 20-30 dwelling units per acre as well as commercial use of the property with a FAR of 1.5. If certain criteria are met, a residential development can exceed the 30 du/ac maximum based on state density bonus law. The density bonus permitted is a sliding scale depending on the type of density bonus being requested and the percentage of the units that are affordable. Density bonuses range from 5-80%. The City must change the development standards to ensure that the maximum number of units can be built on the site, and staff are working on this.

As my brother owns the business and my brother and I together own the real property, all these are considerations are of serious interest to us as, over the next year or three, my brother looks to retire and we seek to sell the land, and/or the land and business.

Marcy L. Berkman, Esq.

Trustee of the Marcy L. Berkman Trust of the Berkman Family Trust

Re: Housing Density for St George's parcels

Susan Koleda <skoleda@lcf.ca.gov>

Wed 7/13/2022 11:03 AM

To: Amy Pringle [REDACTED]

The commercial properties along Foothill would stay Mixed Use but the density would increase. The church and rectory would have an overlay zone that would allow the multifamily residential at the higher density. I hope that makes sense.

Susan

--

Susan Koleda, AICP
Director of Community Development
City of La Cañada Flintridge
One Civic Center Drive
La Cañada Flintridge, CA 91011

Phone: (818) 790-8881

skoleda@lcf.ca.gov

From: Amy Pringle [REDACTED] >
Sent: Wednesday, July 13, 2022 10:26 AM
To: Susan Koleda <skoleda@lcf.ca.gov>; Amy Pringle [REDACTED] >
Subject: Re: Housing Density for St George's parcels

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That's great, Susan. Will we be zoned Mixed Use?

Amy

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, July 12, 2022, 7:38 PM, Susan Koleda <skoleda@lcf.ca.gov> wrote:

Good evening Amy,

I received a copy of your letter to the City Council regarding potential density for St George's. At the July 5 meeting, the City Council directed staff to utilize a base density around 26 dwelling units per acre (du/ac). After discussions with the Housing Element Subcommittee, the proposed density range will be 25-35 du/ac

I understand that you had spoken with a developer, who suggested a range of 40-50 du/ac. I wanted to let you know that although the proposed base range is 25-35 du/ac, with a minimum 15% density bonus permitted by state law and city ordinance, up to 42 du/ac could be achieved. With a 50% density bonus, up to 53 du/ac could

be achieved. At the maximum 80% density bonus, up to 63 du/ac could be achieved. State law allows for density bonus between 15%-80%, depending on the income range a specified percentage of the units are rented or sold to. Therefore, although the base range is proposed to be 25-35 du/ac, a higher number can be achieved, and that range does appear to be consistent with the information you provided to the City Council.

Per your request, staff and the consultant have included all parcels owned by St George's to the draft Sites Inventory, providing the church with the greatest flexibility moving forward.

Please let me know if you have any questions.

Susan

--

Susan Koleda, AICP
Director of Community Development
City of La Cañada Flintridge
One Civic Center Drive
La Cañada Flintridge, CA 91011

Phone: (818) 790-8881

skoleda@lcf.ca.gov



St. George's Episcopal Church

808 Foothill Blvd.
La Canada CA 91011
(818) 790-3323

July 5, 2022

Dear Mayor Walker, and members of the La Canada-Flintridge City Council and Planning Commission,

I was delighted to meet with Keith Eich and Mayor Walker for a chat on May 25th, and subsequently with Jeff McConnell of the Planning Commission, to discuss the property of St. George's Episcopal Church.

As we discussed, St. George's has been in a long-term planning process for several years. Like many churches, our attendance is dwindling, and our physical space needs are not what they were back in the 1950's, when the church was built, and the Baby Boom was filling all of our pews, classrooms, and offices. Additionally, we worry about our Preschool, where enrollment is still low after being closed for COVID for a year, and which may be competing with free universal preschool in the near future.

Our immediate need is to replace the rectory house at 4463 Commonwealth Ave., which is well past its useful life, and already a money pit of ongoing repairs. But since all of our buildings date to roughly the same era as the house, we anticipate needing to make some decisions about those as well. And so, although we have no need to develop our entire property at this moment, we're trying to sketch out a plan for our whole campus, so that we can make decisions now with a planned future in mind.

After our conversations, I reached out to our Diocesan Real Estate Task Force, and also to Episcopal Communities and Services, (developers of Montecedro and Twelve Oaks senior communities), to get a sense of what the parameters of a housing development on our property would need to be. Their advice is that a housing project – affordable, seniors or otherwise – is only financially feasible if our property is zoned at a high enough density. 50 dwelling units per acre would be ideal, they said, and 40 about as low as they (ECS) could go, if they were going to partner with us – which we'd need them to do, as we don't have our own funding for a project.

I don't know whether that number is possible in the City's considerations, as our property was recently downgraded, in the latest draft of the Housing Element, from 30 units per acre to 15-20 units. So, if housing is what the City would like for us to build here, we'd need our zoning to be equal to other similar properties in town, where 30-40 or 30-50 DU's per acre is the most recent proposed density.

If that upper limit of density is not possible, then we'd like for our whole property to be zoned Mixed Use, with Institutional use included as part of the mixture. This would keep our options open to develop housing and/or something else, whenever the time comes to replace some of our other buildings.

In any case, we're here, we're engaged in discussions about our property, and we'd be delighted to partner with the City in your vision for its future.

The Rev. Amy Pringle
Rector, St. George's Episcopal Church

Sites Inventory 6th Housing Element La Canada Flintridge, Ca

GARRET WEYAND · [REDACTED]

Wed 3/30/2022 12:46 PM

Cc: john.buettner@hcd.ca.gov <john.buettner@hcd.ca.gov>

7 attachments (5 MB)

Sites to be deleted. from Element.pdf; Site Inventory Lists by #.pdf; Low Income Distribution.pdf; Exhibit A LCF Sites Inventory List.pdf; Exhibit D sites photos (1).pdf; Letter to City Council_updated Sites Inventory 3-30.docx; Revised HE Sites Inventory_Solution v2.pdf;

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March 29, 2022

La Cañada Flintridge City Council, Planning Commission, Susan Koleda, and Mark Alexander
One Civic Center Drive
La Cañada Flintridge, California 91011

Re: City of La Cañada Flintridge 6th Cycle Housing Element and Sites Inventory

Dear Honorable Members of City Council, Planning Commission Director of Planning and City Manager of the City of La Cañada Flintridge,

Please find the following comments and information pursuant to the ongoing updates to the City of La Cañada Flintridge's 6th Cycle Housing Element, particularly the Sites Inventory.

We have included exhibits as additional attachments to support the analysis provided herein, which includes:

- Exhibit A - City of La Cañada Flintridge's 6th Cycle Sites Inventory List
- Exhibit B – List of Ineligible Sites that do not have a realistic capacity for redevelopment over the next planning cycle for reasons including:
 - Existing uses are an impediment to additional residential development
 - Long-term commercial leases in place do not expire during the next planning period
 - Property owner provided letter stating its intention to retain the existing commercial use, and has no intention of redeveloping the site for housing
 - Properties recently sold (within past 4 years) but existing use has been retained
- Exhibit C – Percentage (%) of Lower Income RHNA by City Grid
- Exhibit D – Sites photos
- HCD Memorandum: Housing Element Sites Inventory Guidebook

As detailed in the HCD Housing Element Sites Inventory Guidebook (2020), "nonvacant sites with differing existing uses and lacking in common ownership, whether contiguous or located in the same general area, may not rely on a generalized analysis." Individual owners may not wish to sell their

property or redevelop their site with residential uses. In addition, each site's existing commercial use may have lease agreements of different lengths of time. Existing leases and uses are presumed to be an impediment to residential redevelopment without substantial evidence showing the contrary. Properties that should be removed for these reasons and more are detailed in Exhibit B. Individual site photos for context and reference are in Exhibit D.

In the analysis that follows, we've copied excerpts from HCD's correspondence letter to the City of La Cañada Flintridge dated December 3, 2021, to preface our commentary. The HCD correspondence is italicized to distinguish between our comments in red.

Finally, we present a simple solution which includes rezoning three sites with realistic capacities for housing development for lower income. By simply allowing for densities at 20-30 du/acre in line with state requirements for lower income RHNA, the City would resolve the issue by zoning for 104 lower income units on these sites in the DVSP with a realistic capacity for housing. Realistic sites outside of the DVSP, like the former Pier One, can accommodate densities that exceed 20-30 du/acre. This solution would equalize the low-income distribution throughout the city, avoiding any risk of violating AFFH.

Regards,

Garret Weyand

La Canada Site Inventory Properties to Delete

<u>Site #</u>	<u>APN</u>	<u>Address</u>	<u>General Plan</u>	<u>Zone/ District</u>	<u>General Plan</u>	<u>Zone/ District</u>	<u>Acres</u>	<u>Consoli- dation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential (Assumes rounding up)</u>	<u>NET Unit Potential (Assumes rounding up)</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>Existing Use</u>	<u>Land to Improve- ment Value: LV > IV</u>	<u>Year Built</u>	<u>Public Comments</u>
1	5815-013-012	845 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-N	0.131	N/A	20-30	20	3	3	Above Moderate	Yes	Commercial-Professional	Yes	1953	Purchased on 8/03/2020 for \$3,600,000. Land cost alone for three units would be \$1,200,000. Infeasible for residential development.
3	5815-013-016	831 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-N	0.112	N/A	20-30	20	3	3	Above Moderate	Yes	Commercial-Store	Yes	1949	Purchased on 11/19/2020 for \$1,560,000. Land cost alone for three units would be \$520,000. Infeasible for residential development.
11	5815-013-061	814 LA PORTE DR	DVSP	MU1	DVSP	DV-MU-N	0.17	A	20-30	20	4	3	Above Moderate	Yes	SFR	Yes	1950	Two different densities for MU1 North? (i.e. site #12 is same zone MU1/DV-MU-N @ 12-15 du/acre)
12	5815-013-027	811 LA PORTE DR	DVSP	MU1	DVSP	DV-MU-N	0.172	B	15-Dec	12	2	1	Moderate	Yes	SFR	Yes	1957	Two different densities for MU1 North? (i.e. site #11 is same zone MU1/DV-MU-N @ 20-30 du/acre)
26	5815-014-043	N/W OF N/W CORNER OF FOOTHILL BLV & OAKWOOD AVE	DVSP	MU1	DVSP	DV-MU-N	0.873	C	20-30	20	18	18	Lower	Yes	Parking lot (for 707 Foothill Blvd.)	Yes	N/A	Owner has submitted public comment confirming his plans to maintain the property for ongoing commercial uses and will not redevelop into housing within the next planning period
29	5814-020-028	700 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-S	0.42	D	15-Dec	12	5	5	Moderate	Yes	Commercial-Restaurant	Yes	1999	Owner-user operates Panda Express and has no plans to discontinue use over next planning period
30	5812-023-006	1021 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.13	E	20-30	20	3	3	Moderate	Yes	Commercial-Store/office	Yes	1939	Purchased by corporate user in Dec 2021 for \$3.95MM.
31	5812-023-007	1017 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.13	E	15-25	20	2	2	Moderate	Yes	Union 76 gas station	Yes	None listed	Union 76 Gas Station and Mini Mart. Newly remodeled. Just signed long term lease in June 2020. Should be removed
32	5812-023-034	MID-BLOCK BETWEEN CHEVY CHASE DR & ANGELES	DVSP	MU2	DVSP	DV-MU-N	0.058	E	15-25	20	1	1	Moderate	Yes	Union 76 gas station	Yes	None listed	Union 76 Gas Station and Mini Mart. Newly remodeled. Just signed long term lease in June 2020.

La Canada Site Inventory Properties to Delete

33	5812-023-035	MID-BLOCK BETWEEN CHEVY	DVSP	MU2	DVSP	DV-MU-N	0.058	E	15-25	20	1	1	Moderate	Yes	Union 76 gas station	Yes	None listed	Union 76 Gas Station and Mini Mart. Newly remodeled. Just signed long term lease in June 2020.
34	5812-023-010	1001 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.19	E	15-25	20	3	3	Moderate	Yes	Union 76 gas station	Yes	None listed	Union 76 Gas Station and Mini Mart. Newly remodeled. Just signed long term lease in June 2020. Should be removed
52	5814-008-026	1004 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.405	H	15-Dec	12	5	5	Moderate	Yes	Commercial-Store	Yes	1966	Hill St Café. Upgrade plans approved in 2016 and renovation work completed in 2018. No plans to turn over to housing within next 8 year period
54	5814-008-028	CHEVY CHASE DR SOUTH OF FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.434	H	15-Dec	12	6	6	Moderate	Yes	Parking lot	Yes	1961	Hill St Café Parking lot. Upgrade plans approved in 2016 and renovation work completed in 2018. No plans to turn over to housing within next 8 year period
55	5814-009-013	928 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.137	I	15-Dec	12	2	2	Moderate	Yes	Commercial-Store/office	Yes	1957	Purchased on 03/14/2018 for \$1,725,000. Land cost alone for three units would be \$862,500. Infeasible for residential development.
56	5814-009-025	942 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.296	I	15-Dec	12	4	4	Moderate	Yes	Commercial-Fast food	Yes	1977	Verizon just signed lease in 2021.
57	5820-001-008	548 FOOTHILL BLVD	DVSP	MU2			0.464	J	15-25	20	9	9	Moderate	Yes	Arco Gas Station	Yes	1971	Arco Gas Station. Signed renewed franchise agreement in Q1 2022. Owner/Operator is currently looking to expand hydrogen fueling stations (two installed in 2019).
58	5820-001-014	4440 WOODLEIGH LN	DVSP	MU2	---	---	1.32	J	15-25	20	26	26	Moderate	Yes	Commercial-Club (Thursday Club)	Yes	1926	Thursday Club. This non-profit service organization has been in existence at this site since 1912 They will not sell the property.
64	5820-001-002	514 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.441	L	15-Dec	12	6	6	Moderate	Yes	Commercial-Store	Yes	1961	Owner Purchased in 2006 \$3.5M. Tenants Subway, T-Mobile, Round Table. Owner just re-skinned building. Will not turn over
65	5820-001-003	502 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.657	L	15-Dec	12	8	8	Moderate	Yes	Commercial-Store	Yes	1961	Owner Purchased in 2006 \$3.5M. Tenants Subway, T-Mobile, Round Table. Owner just re-skinned building. Will not turn over
67	5815-022-002	4522 INDIANOLA WAY	DVSP	MU2	DVSP	DV-MU-N	0.267	M	20-30	20	6	6	Moderate	Yes	Commercial-Medical/dental	Yes	1948	Medical Office.

La Canada Site Inventory Properties to Delete

68	5815-022-003	4526 INDIANOLA WAY	DVSP	MU2	DVSP	DV-MU-N	0.27	M	20-30	20	6	5	Moderate	Yes	SFR	Yes	1948	School
69	5815-022-004	4532 INDIANOLA WAY	DVSP	MU2	DVSP	DV-MU-N	0.256	M	20-30	20	6	5	Moderate	Yes	SFR	Yes	1948	School
70	5815-022-019	4536 INDIANOLA WAY	DVSP	MU2	DVSP	DV-MU-N	0.28	M	20-30	20	6	5	Moderate	Yes	SFR	Yes	1948	Post Office Government owned. Not eligible for development
72	5815-021-033	555 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.94		20-30	20	19	19	Lower	Yes	Commercial-Bank	Yes	1973	Representative from Wells Fargo branch in La Canada expects ongoing operations in the next 8 years. In fact, they are considering expanding the branch. It should be noted that the Wells Fargo branch on Foothill in La Crescenta has been closed permanently and is up for sale
75	5810-023-001	1830 FOOTHILL BLVD	Institutional	PS	Institutional	RI-OZ (P/SP)	1.67	N/A	20-30	24	41	41	Lower	No	The Church of Jesus Christ of Latter Day Saints	No	1951	City of La Canada just signed a joint use agreement for field use. Expires in 2026. Will not be eligible for the 6th Cycle due to lease
80	5870-001-013	N SIDE OF FOOTHILL BLVD, WEST OF LEATA LN	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.4	O	20-30	24	10	9	Lower	Yes	Parking lot	Yes	N/A	Owned by same entity as Ross property. No intention of converting to housing in next 8 year period.
81	5870-001-014	2111 FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	2.7	O	20-30	24	65	65	Lower	Yes	Commercial-Shopping center (Ross Dress-for-Less)	Yes	1955	Currently a Ross Dress for Less. Reciprocal Easement Agreement recorded on parking lot for separate owners of shopping center parcels.
82	5870-001-015	2125 FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.44	O	20-30	24	11	11	Lower	Yes	Commercial-Shopping center (FedEx Office Print & Ship Center)	Yes	1955	Currently a FedEx with ongoing operations. Reciprocal Easement Agreement recorded on parking lot for separate owners of shopping center parcels.
83	5870-001-016	2135 FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.307	O	20-30	24	8	8	Lower	Yes	Commercial-Shopping center (Lotte Market)	No	1955	Long Term Tenant. No turn over in Over 10 years. Reciprocal Easement Agreement recorded on parking lot for separate owners of shopping center parcels.
84	5870-001-017	2137 FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.128	O	20-30	24	4	4	Lower	Yes	Commercial-Shopping center (Avanti Jewelry)	Yes	1955	Purchased in 2019. Long term tenant. Very thin lot . Would need an adjacent owner to develop. Reciprocal Easement Agreement recorded on parking lot for separate owners of shopping center parcels.
85	5870-001-018	2139 FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.54	O	20-30	24	13	13	Lower	Yes	Commercial-Shopping center (Restaurant)	No	1955	Reciprocal Easement Agreement recorded on parking lot for separate owners of shopping center parcels.

La Canada Site Inventory Properties to Delete

86	5870-010-046	2251 W FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.32	P	20-30	24	8	8	Lower	Yes	Commercial-Shopping center	No	1966	Property Was Purchased in 2012 for 10.7 Million and use has been retained. This would be \$152,000 per unit in 2011
87	5870-010-043	2243 W FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.72	P	20-30	24	18	18	Lower	Yes	Commercial-Shopping center (Big Lots)	No	1966	Property Was Purchased in 2012 for 10.7 Million and use has been retained. This would be \$152,000 per unit in 2011
88	5870-010-044	2243 W FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	1.07	P	20-30	24	26	26	Lower	Yes	Commercial-Shopping center (Big Lots)	Yes	1966	Property Was Purchased in 2012 for 10.7 Million and use has been retained. This would be \$152,000 per unit in 2011
89	5870-010-045	2251 W FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.73	P	20-30	24	18	18	Lower	Yes	Commercial-Shopping center	Yes	1966	Property Was Purchased in 2012 for 10.7 Million and use has been retained. This would be \$152,000 per unit in 2011
100	5810-014-018	2200 FOOTHILL BLVD	Commercial /Office	CPD	Commercial /Office	MU	0.25	BB	20-30	24	6	6	Lower	No	Parking lot for vacant commercial building (see APN 5810-014-0190)	Yes	1990	Former Pier 1. Owner has submitted public comment confirming his plans to maintain the property for ongoing commercial uses and will not redevelop into housing within the next planning period
101	5810-014-019	2200 FOOTHILL BLVD	Commercial /Office	CPD	Commercial /Office	MU	0.63	BB	20-30	24	16	16	Lower	No	Vacant commercial building (Formerly Pier 1)		1990	Owner has submitted public comment confirming his plans to maintain the property for ongoing commercial use going forward and does not have plans to redevelop into housing within the next planning period
104	5813-005-074	1716 VERDUGO BLVD	Institutional	PS	Commercial /Office	MU	3.32	N/A	20-30	24	80	80	Lower	No	Parking lot for USC Verdugo Hospital	Yes	1972	Not connected to sewer/inadequate infrastructure to support lower income housing. CA Gov Code 65583.2(b)(5)(B) states that "parcels included in the inventory must have sufficient water, sewer, and dry utilities supply available and accessible to support housing development or be included in an existing general plan program or other mandatory program or plan" Cities of Glendale and LCF do not have any agreements for additional capacity in place, so Glendale DPW would not allow any property in LCF to connect to the City's sanitary sewer system. Any agreement would require approval by both City's Councils. See enclosed sewer map and email from City of Glendale Dept of Public Works. Additionally, a parking easement agreement between all owners for parking use has been recorded on title.

La Canada Site Inventory Properties to Delete

105	5820-009-017	458 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.47	DD	15-Dec	12	6	6	Moderate	No	Commercial	Yes	1959	
108	5820-009-014	440 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.23	N/A	15-Dec	12	3	3	Moderate	No	Commercial	Yes	1986	Previously Club Champion studio purchased Nov 2020 for \$2.85MM by owner-user. Repurposed to physical therapist clinic.
109	5820-009-019	420 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.45	N/A	15-Dec	12	6	6	Moderate	No	Commercial (tire store)	Yes	1976	Owner-user. Just Tires does not plan to vacate or change use during next 8 year period

Total Units that should be dropped from the 6th Housing Element

487

La Canada Site Inventory (Site #)

<u>Site #</u>	<u>APN</u>	<u>Address</u>	<u>General Plan</u>	<u>Zone/ District</u>	<u>General Plan</u>	<u>Zone/ District</u>	<u>Acres</u>	<u>Consoli- dation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential (Assumes rounding up)</u>	<u>NET Unit Potential (Assumes rounding up)</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>Existing Use</u>	<u>Land to Improve- ment Value: LV > IV</u>	<u>Year Built</u>	<u>Public Comments</u>
1	5815-013-012	845 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-N	0.131	N/A	20-30	20	3	3	Above Moderate	Yes	Commercial-Professional	Yes	1953	Purchased on 8/03/2020 for \$3,600,000. Land cost alone for three units would be \$1,200,000. Infeasible for residential development.
2	5815-013-014	823 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-N	0.112	N/A	20-30	20	3	3	Above Moderate	Yes	Commercial-Store	Yes	1949	
3	5815-013-016	831 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-N	0.112	N/A	20-30	20	3	3	Above Moderate	Yes	Commercial-Store	Yes	1949	Purchased on 11/19/2020 for \$1,560,000. Land cost alone for three units would be \$520,000. Infeasible for residential development.
5	5815-013-019	822 LA PORTE DR	DVSP	MU1	DVSP	DV-MU-N	0.138	A	20-30	20	3	3	Above Moderate	Yes	SFR	Yes	1947	Homes well maintained. Not conducive to developed
6	5815-013-020	816 LA PORTE DR	DVSP	MU1	DVSP	DV-MU-N	0.17	A	20-30	20	4	4	Above Moderate	Yes	SFR	Yes	1951	Homes well maintained. Not conducive to developed
7	5815-013-024	4527 COMMON WEALTH AVE	DVSP	MU1	DVSP	DV-MU-N	0.161	A	20-30	20	4	3	Above Moderate	Yes	SFR	Yes	1950	Homes well maintained. Not conducive to developed
8	5815-013-025	804 LA PORTE DR	DVSP	MU1	DVSP	DV-MU-N	0.193	A	20-30	20	4	3	Above Moderate	Yes	SFR	Yes	1925	Homes well maintained. Not conducive to developed
9	5815-013-057	4519 COMMON WEALTH AVE	DVSP	MU1	DVSP	DV-MU-N	0.152	A	20-30	20	4	3	Above Moderate	Yes	SFR	Yes	1963	Homes well maintained. Not conducive to developed
10	5815-013-058	4521 COMMON WEALTH AVE	DVSP	MU1	DVSP	DV-MU-N	0.161	A	20-30	20	4	3	Above Moderate	Yes	SFR	Yes	1963	Homes well maintained. Not conducive to developed
11	5815-013-061	814 LA PORTE DR	DVSP	MU1	DVSP	DV-MU-N	0.17	A	20-30	20	4	3	Above Moderate	Yes	SFR	Yes	1950	Two different densities for MU1 North? (i.e. site #12 is same zone MU1/DV-MU-N @ 12-15 du/acre)
12	5815-013-027	811 LA PORTE DR	DVSP	MU1	DVSP	DV-MU-N	0.172	B	15-Dec	12	2	1	Moderate	Yes	SFR	Yes	1957	Two different densities for MU1 North? (i.e. site #11 is same zone MU1/DV-MU-N @ 20-30 du/acre)
13	5815-013-028	817 LA PORTE DR	DVSP	MU1	DVSP	DV-MU-N	0.287	B	15-Dec	12	3	2	Moderate	Yes	SFR	Yes	1940	SFR sold for 1,665,000 in 2021.
14	5815-013-032	818 HOUSEMAN ST	DVSP	MU1	DVSP	DV-MU-N	0.181	B	15-Dec	12	2	1	Moderate	Yes	SFR	Yes	1958	Homes well maintained. Not conducive to developed

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15	5815-013-033	814 HOUSEMAN ST	DVSP	Residential	DVSP	Residential	0.181	B	up to 15	12	2	1	Moderate	Yes	SFR	Yes	1958	Homes well maintained. Not conducive to developed
16	5815-013-034	806 HOUSEMAN ST	DVSP	Residential	DVSP	Residential	0.25	B	up to 15	12	3	2	Moderate	Yes	SFR	Yes	1950	Homes well maintained. Not conducive to developed
17	5815-013-035	804 HOUSEMAN ST	DVSP	Residential	DVSP	Residential	0.25	B	up to 15	12	3	2	Moderate	Yes	SFR	Yes	1953	Homes well maintained. Not conducive to developed
18	5815-014-004	726 LA PORTE DR	DVSP	MU1	DVSP	DV-MU-N	0.184	C	20-30	20	4	3	Above Moderate	Yes	SFR	Yes	1955	Homes well maintained. Not conducive to developed
19	5815-014-005	729 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-N	0.71	C	20-30	20	15	15	Lower	Yes	Commercial-Restaurant	Yes	1961	
21	5815-014-009	743 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-N	0.105	C	20-30	20	2	2	Above Moderate	Yes	Commercial-Auto service	Yes	1959	
22	5815-014-010	739 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-N	0.053	C	20-30	20	1	1	Above Moderate	Yes	Commercial-Office	Yes	1950	
23	5815-014-011	737 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-N	0.053	C	20-30	20	1	1	Above Moderate	Yes	Commercial-Store	Yes	1950	
24	5815-014-027	722 LA PORTE DR	DVSP	MU1	DVSP	DV-MU-N	0.274	C	20-30	20	6	5	Above Moderate	Yes	SFR	Yes	1958	
25	5815-014-028	720 LA PORTE DR	DVSP	MU1	DVSP	DV-MU-N	0.174	C	20-30	20	4	3	Above Moderate	Yes	SFR	Yes	1955	
26	5815-014-043	N/W OF N/W CORNER OF FOOTHILL BLV & OAKWOOD AVE	DVSP	MU1	DVSP	DV-MU-N	0.873	C	20-30	20	18	18	Lower	Yes	Parking lot (for 707 Foothill Blvd.)	Yes	N/A	Owner has submitted public comment confirming his plans to maintain the property for ongoing commercial uses and will not redevelop into housing within the next planning period
27	5814-020-001	720 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-S	0.248	D	15-Dec	12	3	3	Moderate	Yes	Commercial-Restaurant	Yes	1948	
28	5814-020-014	712 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-S	0.292	D	15-Dec	12	4	4	Above Moderate	Yes	Commercial-Store	Yes	1960	
29	5814-020-028	700 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-S	0.42	D	15-Dec	12	5	5	Moderate	Yes	Commercial-Restaurant	Yes	1999	Owner-user operates Panda Express and has no plans to discontinue use over next planning period

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30	5812-023-006	1021 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.13	E	20-30	20	3	3	Moderate	Yes	Commercial-Store/office	Yes	1939	Purchased by corporate user in Dec 2021 for \$3.95MM.
31	5812-023-007	1017 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.13	E	15-25	20	2	2	Moderate	Yes	Union 76 gas station	Yes	None listed	Union 76 Gas Station and Mini Mart. Newly remodeled. Just signed long term lease in June 2020. Should be removed
32	5812-023-034	MID-BLOCK BETWEEN CHEVY CHASE DR & ANGELES	DVSP	MU2	DVSP	DV-MU-N	0.058	E	15-25	20	1	1	Moderate	Yes	Union 76 gas station	Yes	None listed	Union 76 Gas Station and Mini Mart. Newly remodeled. Just signed long term lease in June 2020.
33	5812-023-035	MID-BLOCK BETWEEN CHEVY	DVSP	MU2	DVSP	DV-MU-N	0.058	E	15-25	20	1	1	Moderate	Yes	Union 76 gas station	Yes	None listed	Union 76 Gas Station and Mini Mart. Newly remodeled. Just signed long term lease in June 2020.
34	5812-023-010	1001 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.19	E	15-25	20	3	3	Moderate	Yes	Union 76 gas station	Yes	None listed	Union 76 Gas Station and Mini Mart. Newly remodeled. Just signed long term lease in June 2020. Should be removed
35	5812-023-001	1039 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.058	U	20-30	20	2		Moderate	Yes	Commercial-Store	Yes	1949	
37	5812-023-003	1037 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.08	V	20-30	20	2	2	Moderate	Yes	Commercial-Office	Yes	1956	
38	5812-023-004	1033 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.058	V	20-30	20	2	2	Moderate	Yes	Commercial-Office	Yes	1948	
39	5812-023-005	1029 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.112	V	20-30	20	3	3	Moderate	Yes	Commercial-Store/office	Yes	1949	
40	5812-023-018	1057 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.065	F	20-30	20	2	2	Moderate	Yes	Commercial-Office	Yes	1996	
41	5812-023-019	1055 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.058	F	20-30	20	2	2	Moderate	Yes	Commercial-Office	Yes	1996	
42	5812-023-020	1053 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.058	F	20-30	20	2	2	Moderate	Yes	Commercial-Office	Yes	1996	
43	5812-023-022	1047 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.057	F	20-30	20	2	2	Moderate	Yes	Commercial-Store	Yes	1949	

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45	5812-023-024	1043 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.115	U	20-30	20	3	3	Moderate	Yes	Commercial-Office	Yes	1959	
46	5812-023-032	1051 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.058	F	20-30	20	2	2	Moderate	Yes	Commercial-Office	Yes	1996	
47	5812-023-033	1049 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.058	F	20-30	20	2	2	Moderate	Yes	Commercial-Office	Yes	1996	
48	5814-002-002	1040 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.15	G	15-Dec	12	2	2	Moderate	Yes	Commercial-Restaurant	Yes	1951	
49	5814-002-003	1038 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.15	G	15-Dec	12	2	2	Moderate	Yes	Commercial-Office	Yes	1946	
50	5814-002-018	1044 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.15	G	15-Dec	12	2	2	Moderate	Yes	Commercial-Store	Yes	1949	
51	5814-008-024	954 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.563	H	15-Dec	12	7	7	Moderate	Yes	Commercial-Store	Yes	1946	
52	5814-008-026	1004 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.405	H	15-Dec	12	5	5	Moderate	Yes	Commercial-Store	Yes	1966	Hill St Café. Upgrade plans approved in 2016 and renovation work completed in 2018. No plans to turn over to housing within next 8 year period
54	5814-008-028	CHEVY CHASE DR SOUTH OF FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.434	H	15-Dec	12	6	6	Moderate	Yes	Parking lot	Yes	1961	Hill St Café Parking lot. Upgrade plans approved in 2016 and renovation work completed in 2018. No plans to turn over to housing within next 8 year period
55	5814-009-013	928 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.137	I	15-Dec	12	2	2	Moderate	Yes	Commercial-Store/office	Yes	1957	Purchased on 03/14/2018 for \$1,725,000. Land cost alone for three units would be \$862,500. Infeasible for residential development.
56	5814-009-025	942 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.296	I	15-Dec	12	4	4	Moderate	Yes	Commercial-Fast food	Yes	1977	Verizon just signed lease in 2021.
57	5820-001-008	548 FOOTHILL BLVD	DVSP	MU2			0.464	J	15-25	20	9	9	Moderate	Yes	Arco Gas Station	Yes	1971	Arco Gas Station. Signed renewed franchise agreement in Q1 2022. Owner/Operator is currently looking to expand hydrogen fueling stations (two installed in 2019).
58	5820-001-014	4440 WOODLEIGH LN	DVSP	MU2	---	---	1.32	J	15-25	20	26	26	Moderate	Yes	Commercial-Club (Thursday Club)	Yes	1926	Thursday Club. This non-profit service organization has been in existence at this site since 1912 They will not sell the property.

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59	5815-021-038	4603 INDIANOLA WAY	DVSP	MU2	DVSP	DV-MU-N	0.97	K	20-30	20	20	20	Lower	Yes	Institutional-Private school	Yes	1948	
60	5815-021-010	4532 RINETTI LN	DVSP	MU2	DVSP	DV-MU-N	0.187	K	20-30	20	4	4	Moderate	Yes	Commercial-Office	Yes	1949	
61	5815-021-011	4526 RINETTI LN	DVSP	MU2	DVSP	DV-MU-N	0.186	K	20-30	20	4	4	Moderate	Yes	Commercial-Medical/dental	Yes	1950	
64	5820-001-002	514 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.441	L	15-Dec	12	6	6	Moderate	Yes	Commercial-Store	Yes	1961	Owner Purchased in 2006 \$3.5M. Tenants Subway, T-Mobile, Round Table. Owner just re-skinned building. Will not turn over
65	5820-001-003	502 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.657	L	15-Dec	12	8	8	Moderate	Yes	Commercial-Store	Yes	1961	Owner Purchased in 2006 \$3.5M. Tenants Subway, T-Mobile, Round Table. Owner just re-skinned building. Will not turn over
67	5815-022-002	4522 INDIANOLA WAY	DVSP	MU2	DVSP	DV-MU-N	0.267	M	20-30	20	6	6	Moderate	Yes	Commercial-Medical/dental	Yes	1948	Medical Office.
68	5815-022-003	4526 INDIANOLA WAY	DVSP	MU2	DVSP	DV-MU-N	0.27	M	20-30	20	6	5	Moderate	Yes	SFR	Yes	1948	School
69	5815-022-004	4532 INDIANOLA WAY	DVSP	MU2	DVSP	DV-MU-N	0.256	M	20-30	20	6	5	Moderate	Yes	SFR	Yes	1948	School
70	5815-022-019	4536 INDIANOLA WAY	DVSP	MU2	DVSP	DV-MU-N	0.28	M	20-30	20	6	5	Moderate	Yes	SFR	Yes	1948	Post Office Government owned. Not eligible for development
72	5815-021-033	555 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.94		20-30	20	19	19	Lower	Yes	Commercial-Bank	Yes	1973	Representative from Wells Fargo branch in La Canada expects ongoing operations in the next 8 years. In fact, they are considering expanding the branch. It should be noted that the Wells Fargo branch on Foothill in La Crescenta has been closed permanently and is up for sale
74	5823-001-016	104 BERKSHIRE PL	Institutional	PS	Institutional	RI-OZ (PSP)	0.55	N/A	20-30	24	14	14	Lower	No	United Methodist Church	No	1977	
75	5810-023-001	1830 FOOTHILL BLVD	Institutional	PS	Institutional	RI-OZ (P/SP)	1.67	N/A	20-30	24	41	41	Lower	No	The Church of Jesus Christ of Latter Day Saints	No	1951	City of La Canada just signed a joint use agreement for field use. Expires in 2026. Will not be eligible for the 6th Cycle due to lease

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76	5814-027-019	4435 WOODLEIGH LN	DVSP	DVSP-Institutional	DVSP-Institutional	RIOZ-DVSP (DVSP-I)	0.98	BB	15-Dec	12	12	12	Moderate	No	La Cañada Presbyterian Church—Parking lot	Yes	N/A	
77	5814-018-030	800 FOOTHILL BLVD	DVSP	DVSP-Institutional	DVSP	RI-OZ-DVSP (DVSP-I)	0.38	EE	15-Dec	12	5	5	Moderate	No	St. George Episcopal	No	1962	
78	5813-006-022	1700 FOOTHILL BLVD	Institutional	PS	Institutional	RI-OZ (PS)	0.87	N/A	20-30	24	21	21	Lower	No	Lutheran Church of the Foothills	No	1950	
79	5813-015-055	1200 FOOTHILL BLVD	Institutional	PS	Institutional	RI-OZ (P/SP)	1	N/A	20-30	24	24	24	Lower	No	La Canada Congregational Church	No	1924	
80	5870-001-013	N SIDE OF FOOTHILL BLVD, WEST OF LEATA LN	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.4	O	20-30	24	10	9	Lower	Yes	Parking lot	Yes	N/A	Owned by same entity as Ross property. No intention of converting to housing in next 8 year period.
81	5870-001-014	2111 FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	2.7	O	20-30	24	65	65	Lower	Yes	Commercial-Shopping center (Ross Dress-for-Less)	Yes	1955	Currently a Ross Dress for Less. Reciprocal Easement Agreement recorded on parking lot for separate owners of shopping center parcels.
82	5870-001-015	2125 FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.44	O	20-30	24	11	11	Lower	Yes	Commercial-Shopping center (FedEx Office Print & Ship Center)	Yes	1955	Currently a FedEx with ongoing operations. Reciprocal Easement Agreement recorded on parking lot for separate owners of shopping center parcels.
83	5870-001-016	2135 FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.307	O	20-30	24	8	8	Lower	Yes	Commercial-Shopping center (Lotte Market)	No	1955	Long Term Tenant. No turn over in Over 10 years. Reciprocal Easement Agreement recorded on parking lot for separate owners of shopping center parcels.
84	5870-001-017	2137 FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.128	O	20-30	24	4	4	Lower	Yes	Commercial-Shopping center (Avanti Jewelry)	Yes	1955	Purchased in 2019. Long term tenant. Very thin lot . Would need an adjacent owner to develop. Reciprocal Easement Agreement recorded on parking lot for separate owners of shopping center parcels.
85	5870-001-018	2139 FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.54	O	20-30	24	13	13	Lower	Yes	Commercial-Shopping center (Restaurant)	No	1955	Reciprocal Easement Agreement recorded on parking lot for separate owners of shopping center parcels.
86	5870-010-046	2251 W FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.32	P	20-30	24	8	8	Lower	Yes	Commercial-Shopping center	No	1966	Property Was Purchased in 2012 for 10.7 Million and use has been retained. This would be \$152,000 per unit in 2011
87	5870-010-043	2243 W FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.72	P	20-30	24	18	18	Lower	Yes	Commercial-Shopping center (Big Lots)	No	1966	Property Was Purchased in 2012 for 10.7 Million and use has been retained. This would be \$152,000 per unit in 2011

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88	5870-010-044	2243 W FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	1.07	P	20-30	24	26	26	Lower	Yes	Commercial-Shopping center (Big Lots)	Yes	1966	Property Was Purchased in 2012 for 10.7 Million and use has been retained. This would be \$152,000 per unit in 2011
89	5870-010-045	2251 W FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.73	P	20-30	24	18	18	Lower	Yes	Commercial-Shopping center	Yes	1966	Property Was Purchased in 2012 for 10.7 Million and use has been retained. This would be \$152,000 per unit in 2011
90	5870-011-056	2383 FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	1.18	Q	20-30	24	29	29	Lower	Yes	Commercial-Shopping center	Yes	1977	
91	5870-011-057	2355 FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	1.48	Q	20-30	24	36	36	Lower	Yes	Commercial-Auto service (Car wash)	Yes	1967	
92	5810-014-002	2242 FOOTHILL BLVD	Commercial /Office	CPD	Mixed Use	MU	0.12	R	20-30	24	3	3	Above Moderate	No	Commercial-Restaurant	Yes	1957	
93	5810-014-003	2238 FOOTHILL BLVD	Commercial /Office	CPD	Mixed Use	MU	0.09	R	20-30	24	3	3	Above Moderate	No	Parking lot	Yes	1978	
94	5810-014-004	2236 FOOTHILL BLVD	Commercial /Office	CPD	Mixed Use	MU	0.08	R	20-30	24	2	2	Above Moderate	No	Commercial-Restaurant	Yes	1958	
95	5808-008-020	N/E CORNER OF FOOTHILL BLVD & EL CAMINO CORTO ST	Low Density Residential	R-1	High Density Residential	R-3	0.26	T	20-30	24	7	7	Lower	No	Vacant	Yes	N/A	
96	5808-008-021	EAST OF N/E CORNER OF FOOTHILL BLVD & EL CAMINO CORTO ST	Low Density Residential	R-1	High Density Residential	R-3	0.26	T	20-30	24	7	7	Lower	No	Vacant	Yes	N/A	
97	5814-028-009	600 FOOTHILL BLVD	DVSP-Instit.	Institutional	DVSP	DV-MU-S	1.28	N/A	15-Dec	12	16	16	Above moderate	No	Former Christian Science Church (owned by a private party)	Yes	1949	

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100	5810-014-018	2200 FOOTHILL BLVD	Commercial /Office	CPD	Commercial /Office	MU	0.25	BB	20-30	24	6	6	Lower	No	Parking lot for vacant commercial building (see APN 5810-014-0190)	Yes	1990	Former Pier 1. Owner has submitted public comment confirming his plans to maintain the property for ongoing commercial uses and will not redevelop into housing within the next planning period
101	5810-014-019	2200 FOOTHILL BLVD	Commercial /Office	CPD	Commercial /Office	MU	0.63	BB	20-30	24	16	16	Lower	No	Vacant commercial building (Formerly Pier 1)		1990	Owner has submitted public comment confirming his plans to maintain the property for ongoing commercial use going forward and does not have plans to redevelop into housing within the next planning period
102	5810-014-020	2196 FOOTHILL BLVD	Commercial /Office	CPD	Commercial /Office	MU	0.32	CC	20-30	24	8	8	Lower	No	Parking lot for commercial center (see APN 5810-014-021)	Yes (\$722,237:\$15,036)	1960	
103	5810-014-021	2196 FOOTHILL BLVD	Commercial /Office	CPD	Commercial /Office	MU	0.38	CC	20-30	24	10	10	Lower	No	Commercial center	No (\$951,547:\$1,113,450)	1960	
104	5813-005-074	1716 VERDUGO BLVD	Institutional	PS	Commercial /Office	MU	3.32	N/A	20-30	24	80	80	Lower	No	Parking lot for USC Verdugo Hospital	Yes	1972	Not connected to sewer/inadequate infrastructure to support lower income housing. CA Gov Code 65583.2(b)(5)(B) states that "parcels included in the inventory must have sufficient water, sewer, and dry utilities supply available and accessible to support housing development or be included in an existing general plan program or other mandatory program or plan" Cities of Glendale and LCF do not have any agreements for additional capacity in place, so Glendale DPW would not allow any property in LCF to connect to the City's sanitary sewer system. Any agreement would require approval by both City's Councils. See enclosed sewer map and email from City of Glendale Dept of Public Works. Additionally, a parking easement agreement between all owners for parking use has been recorded on title.
105	5820-009-017	458 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.47	DD	15-Dec	12	6	6	Moderate	No	Commercial	Yes	1959	

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106	5820-009-021	N/A (directly south of 458 FOOTHILL BLVD)	DVSP	R-1	DVSP	DV-MU-S	0.19	DD	15-Dec	12	3	3	Moderate	No	Parking lot for 5820-009-017 (behind building)	Yes	N/A	
107	5820-009-016	456 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.23	DD	15-Dec	12	3	3	Moderate	No	Commercial	Yes	1955	
108	5820-009-014	440 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.23	N/A	15-Dec	12	3	3	Moderate	No	Commercial	Yes	1986	Previously Club Champion studio purchased Nov 2020 for \$2.85MM by owner-user. Repurposed to physical therapist clinic.
109	5820-009-019	420 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.45	N/A	15-Dec	12	6	6	Moderate	No	Commercial (tire store)	Yes	1976	Owner-user. Just Tires does not plan to vacate or change use during next 8 year period
110	5814-0180-029	4467 COMMON WEALTH AVE	DVSP	DVSP-Institutio nal	DVSP	RIOZ-DVSP (DVSP-I)	0.69	EE	15-Dec	12	5*	5*	Moderate	No	Parking lot for St. George Episcopal Church	Yes	1956	
111	5814-018-017	N/A (DIRECTLY WEST OF 820 FOOTHILL BLVD)	DVSP	DVSP-Institutio nal	DVSP	DV-MU-S	0.13	EE	15-Dec	12	2	2	Moderate	No	Parking lot for commercial property to the west	Yes	N/A	
112	5814-018-018	820 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-S	0.13	EE	15-Dec	12	2	2	Moderate	No	Stepping Stones Academy	Yes	1956	
113	5814-018-019	814 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-S	0.09	EE	15-Dec	12	1	1	Moderate	No	Jiu-Jitsu	No	1953	
*Assumes 50% of site is used for residential @ 12 du/ac																		
B98	5810-015-016	2160 FOOTHILL BLVD	High Density Residential	R-3	High Density Residential	R-3	0.56	AA	20-30	24	14	14	Lower	Yes	JOANN Fabric & Crafts Store	Yes	1958	
C99	5810-015-015	2160 FOOTHILL BLVD	High Density Residential	R-3	High Density Residential	R-3	0.27	AA	20-30	24	7	7	Lower	Yes	JOANN Fabric & Crafts Store	Yes	1958	

La Canada Site Inventory (Site #)

846

Low Income Distribution By City Grid (All)

Site #	APN	Address	General Plan	Zone/ District	General Plan	Zone/ District	Acres	Consolidation Potential (A-V)	Density Range (du/ac)*	Density Factor	Unit Potential (Assumes rounding up)	NET Unit Potential (Assumes rounding up)	Income Category	5th Cycle	Existing Use	Land to Improvement Value; LV > IV	Year Built	Public Comments
A 80	5870-001-013	N SIDE OF FOOTHILL BLVD, WEST OF LEATA LN	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.4	O	20-30	24	10	9	Lower	Yes	Parking lot	Yes	N/A	Owned by same entity as Ross property. No intention of converting to housing in next 8 year period.
A 81	5870-001-014	2111 FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	2.7	O	20-30	24	65	65	Lower	Yes	Commercial-Shopping center (Ross Dress-for-Less)	Yes	1955	Currently a Ross Dress for Less. Reciprocal Easement Agreement recorded on parking lot for separate owners of shopping center parcels.
A 82	5870-001-015	2125 FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.44	O	20-30	24	11	11	Lower	Yes	Commercial-Shopping center (FedEx Office Print & Ship Center)	Yes	1955	Currently a FedEx with ongoing operations. Reciprocal Easement Agreement recorded on parking lot for separate owners of shopping center parcels.
A 83	5870-001-016	2135 FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.307	O	20-30	24	8	8	Lower	Yes	Commercial-Shopping center (Lotte Market)	No	1955	Long Term Tenant. No turn over in Over 10 years. Reciprocal Easement Agreement recorded on parking lot for separate owners of shopping center parcels.
A 84	5870-001-017	2137 FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.128	O	20-30	24	4	4	Lower	Yes	Commercial-Shopping center (Avanti Jewelry)	Yes	1955	Purchased in 2019. Long term tenant. Very thin lot . Would need an adjacent owner to develop. Reciprocal Easement Agreement recorded on parking lot for separate owners of shopping center parcels.
A 85	5870-001-018	2139 FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.54	O	20-30	24	13	13	Lower	Yes	Commercial-Shopping center (Restaurant)	No	1955	Reciprocal Easement Agreement recorded on parking lot for separate owners of shopping center parcels.
A 86	5870-010-046	2251 W FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.32	P	20-30	24	8	8	Lower	Yes	Commercial-Shopping center	No	1966	Property Was Purchased in 2012 for 10.7 Million and use has been retained. This would be \$152,000 per unit in 2011
A 87	5870-010-043	2243 W FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.72	P	20-30	24	18	18	Lower	Yes	Commercial-Shopping center (Big Lots)	No	1966	Property Was Purchased in 2012 for 10.7 Million and use has been retained. This would be \$152,000 per unit in 2011
A 88	5870-010-044	2243 W FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	1.07	P	20-30	24	26	26	Lower	Yes	Commercial-Shopping center (Big Lots)	Yes	1966	Property Was Purchased in 2012 for 10.7 Million and use has been retained. This would be \$152,000 per unit in 2011
A 89	5870-010-045	2251 W FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.73	P	20-30	24	18	18	Lower	Yes	Commercial-Shopping center	Yes	1966	Property Was Purchased in 2012 for 10.7 Million and use has been retained. This would be \$152,000 per unit in 2011
A 90	5870-011-056	2383 FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	1.18	Q	20-30	24	29	29	Lower	Yes	Commercial-Shopping center	Yes	1977	
A 91	5870-011-057	2355 FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	1.48	Q	20-30	24	36	36	Lower	Yes	Commercial-Auto service (Car wash)	Yes	1967	
A 100	5810-014-018	2200 FOOTHILL BLVD	Commercial /Office	CPD	Commercial /Office	MU	0.25	BB	20-30	24	6	6	Lower	No	Parking lot for vacant commercial building (see APN 5810-014-0190)	Yes	1990	Former Pier 1. Owner has submitted public comment confirming his plans to maintain the property for ongoing commercial uses and will not redevelop into housing within the next planning period
A 101	5810-014-019	2200 FOOTHILL BLVD	Commercial /Office	CPD	Commercial /Office	MU	0.63	BB	20-30	24	16	16	Lower	No	Vacant commercial building (Formerly Pier 1)		1990	Owner has submitted public comment confirming his plans to maintain the property for ongoing commercial use going forward and does not have plans to redevelop into housing within the next planning period
A 102	5810-014-020	2196 FOOTHILL BLVD	Commercial /Office	CPD	Commercial /Office	MU	0.32	CC	20-30	24	8	8	Lower	No	Parking lot for commercial center (see APN 5810-014-021)	Yes (\$722,237; \$1 5,036)	1960	
A 103	5810-014-021	2196 FOOTHILL BLVD	Commercial /Office	CPD	Commercial /Office	MU	0.38	CC	20-30	24	10	10	Lower	No	Commercial center	No (\$951,547; \$1,113,450)	1960	
A B98	5810-015-016	2160 FOOTHILL BLVD	High Density Residential	R-3	High Density Residential	R-3	0.56	AA	20-30	24	14	14	Lower	Yes	JOANN Fabric & Crafts Store	Yes	1958	
A C99	5810-015-015	2160 FOOTHILL BLVD	High Density Residential	R-3	High Density Residential	R-3	0.27	AA	20-30	24	7	7	Lower	Yes	JOANN Fabric & Crafts Store	Yes	1958	

Total Lower Income Units in GRID "A"

306

% Of Total Lower Income RHNA

53.50%

Low Income Distribution By City Grid (All)

B	75	5810-023-001	1830 FOOTHILL BLVD	Institutional	PS	Institutional	RI-OZ (P/SP)	1.67	N/A	20-30	24	41	41	Lower	No	The Church of Jesus Christ of Latter Day Saints	No	1951	City of La Canada just signed a joint use agreement for field use. Expires in 2026. Will not be eligible for the 6th Cycle due to lease	
B	78	5813-006-022	1700 FOOTHILL BLVD	Institutional	PS	Institutional	RI-OZ (PS)	0.87	N/A	20-30	24	21	21	Lower	No	Lutheran Church of the Foothills	No	1950		
B	95	5808-008-020	N/E CORNER OF FOOTHILL BLVD & EL CAMINO CORTO ST	Low Density Residential	R-1	High Density Residential	R-3	0.26	T	20-30	24	7	7	Lower	No	Vacant	Yes	N/A		
B	96	5808-008-021	EAST OF N/E CORNER OF FOOTHILL BLVD & EL CAMINO CORTO ST	Low Density Residential	R-1	High Density Residential	R-3	0.26	T	20-30	24	7	7	Lower	No	Vacant	Yes	N/A		
B	104	5813-005-074	1716 VERDUGO BLVD	Institutional	PS	Commercial /Office	MU	3.32	N/A	20-30	24	80	80	Lower	No	Parking lot for USC Verdugo Hospital	Yes	1972	<p style="color: red;">Not connected to sewer/inadequate infrastructure to support lower income housing. CA Gov Code 65583.2(b)(5)(B) states that "parcels included in the inventory must have sufficient water, sewer, and dry utilities supply available and accessible to support housing development or be included in an existing general plan program or other mandatory program or plan" Cities of Glendale and LCF do not have any agreements for additional capacity in place, so Glendale DPW would not allow any property in LCF to connect to the City's sanitary sewer system. Any agreement would require approval by both City's Councils. See enclosed sewer map and email from City of Glendale Dept of Public Works.</p> <p style="color: red;">Additionally, a parking easement agreement between all owners for parking use has been recorded on title.</p>	

Total Lower Income Units in GRID "B"

156

% Of Total Lower Income RHNA

27.27%

Low Income Distribution By City Grid (All)

C	79	5813-015-055	1200 FOOTHILL BLVD	Institutional	PS	Institutional	RI-OZ (PSP)	1	N/A	20-30	24	24	24	Lower	No	La Canada Congregational Church	No	1924	
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Total Lower Income Units in GRID "C"

24

% Of Total Lower Income RHNA

4.20%

D	19	5815-014-005	729 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-N	0.71	C	20-30	20	15	15	Lower	Yes	Commercial-Restaurant	Yes	1961	
D	26	5815-014-043	N/W OF N/W CORNER OF FOOTHILL BLV & OAKWOOD AVE	DVSP	MU1	DVSP	DV-MU-N	0.873	C	20-30	20	18	18	Lower	Yes	Parking lot (for 707 Foothill Blvd.)	Yes	N/A	Owner has submitted public comment confirming his plans to maintain the property for ongoing commercial uses and will not redevelop into housing within the next planning period
D	59	5815-021-038	4603 INDIANOLA WAY	DVSP	MU2	DVSP	DV-MU-N	0.97	K	20-30	20	20	20	Lower	Yes	Institutional-Private school	Yes	1948	Private Pre School. Adjacent to 210 Freeway
D	72	5815-021-033	555 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.94		20-30	20	19	19	Lower	Yes	Commercial-Bank	Yes	1973	Representative from Wells Fargo branch in La Canada expects ongoing operations in the next 8 years. In fact, they are considering expanding the branch. It should be noted that the Wells Fargo branch on Foothill in La Crescenta has been closed permanently and is up for sale

Total Lower Income Units in GRID "D"

72

% Of Total Lower Income RHNA

12.59%

E	74	5823-001-016	104 BERKSHIRE PL	Institutional	PS	Institutional	RI-OZ (PSP)	0.55	N/A	20-30	24	14	14	Lower	No	United Methodist Church	No	1977	
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Total Lower Income Units in GRID "E"

14

Total E

% Of Total Lower Income RHNA

2.45%

Total

572

100.00%

EXHIBIT A: City of La Canada Flintridge 6th Cycle Housing Element Site Inventory

Site #	APN	Address	General Plan	Zone/ District	General Plan	Zone/ District	Acres	Consolidation Potential (A-V)	Density Range (du/ac)*	Density Factor	Unit Potential (Assumes rounding up)	NET Unit Potential (Assumes rounding up)	Income Category	5th Cycle	Existing Use	Land to Improvement Value: LV > IV	Year Built	Public Comments
1	5815-013-012	845 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-N	0.131	N/A	20-30	20	3	3	Above Moderate	Yes	Commercial-Professional	Yes	1953	Purchased on 8/03/2020 for \$3,600,000. Land cost alone for three units would be \$1,200,000. Infeasible for residential development.
2	5815-013-014	823 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-N	0.112	N/A	20-30	20	3	3	Above Moderate	Yes	Commercial-Store	Yes	1949	
3	5815-013-016	831 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-N	0.112	N/A	20-30	20	3	3	Above Moderate	Yes	Commercial-Store	Yes	1949	Purchased on 11/19/2020 for \$1,560,000. Land cost alone for three units would be \$520,000. Infeasible for residential development.
5	5815-013-019	822 LA PORTE DR	DVSP	MU1	DVSP	DV-MU-N	0.138	A	20-30	20	3	3	Above Moderate	Yes	SFR	Yes	1947	Homes well maintained. Not conducive to developed
6	5815-013-020	816 LA PORTE DR	DVSP	MU1	DVSP	DV-MU-N	0.17	A	20-30	20	4	4	Above Moderate	Yes	SFR	Yes	1951	Homes well maintained. Not conducive to developed
7	5815-013-024	4527 COMMON WEALTH	DVSP	MU1	DVSP	DV-MU-N	0.161	A	20-30	20	4	3	Above Moderate	Yes	SFR	Yes	1950	Homes well maintained. Not conducive to developed
8	5815-013-025	804 LA PORTE DR	DVSP	MU1	DVSP	DV-MU-N	0.193	A	20-30	20	4	3	Above Moderate	Yes	SFR	Yes	1925	Homes well maintained. Not conducive to developed
9	5815-013-057	4519 COMMON WEALTH	DVSP	MU1	DVSP	DV-MU-N	0.152	A	20-30	20	4	3	Above Moderate	Yes	SFR	Yes	1963	Homes well maintained. Not conducive to developed
10	5815-013-058	4521 COMMON WEALTH	DVSP	MU1	DVSP	DV-MU-N	0.161	A	20-30	20	4	3	Above Moderate	Yes	SFR	Yes	1963	Homes well maintained. Not conducive to developed
11	5815-013-061	814 LA PORTE DR	DVSP	MU1	DVSP	DV-MU-N	0.17	A	20-30	20	4	3	Above Moderate	Yes	SFR	Yes	1950	Two different densities for MU1 North? (i.e. site #12 is same zone MU1/DV-MU-N @ 12-15
12	5815-013-027	811 LA PORTE DR	DVSP	MU1	DVSP	DV-MU-N	0.172	B	15-Dec	12	2	1	Moderate	Yes	SFR	Yes	1957	Two different densities for MU1 North? (i.e. site #11 is same zone MU1/DV-MU-N @ 20-30
13	5815-013-028	817 LA PORTE DR	DVSP	MU1	DVSP	DV-MU-N	0.287	B	15-Dec	12	3	2	Moderate	Yes	SFR	Yes	1940	SFR sold for 1,665,000 in 2021.
14	5815-013-032	818 HOUSEMAN ST	DVSP	MU1	DVSP	DV-MU-N	0.181	B	15-Dec	12	2	1	Moderate	Yes	SFR	Yes	1958	Homes well maintained. Not conducive to developed
15	5815-013-033	814 HOUSEMAN ST	DVSP	Residential	DVSP	Residential	0.181	B	up to 15	12	2	1	Moderate	Yes	SFR	Yes	1958	Homes well maintained. Not conducive to developed
16	5815-013-034	806 HOUSEMAN ST	DVSP	Residential	DVSP	Residential	0.25	B	up to 15	12	3	2	Moderate	Yes	SFR	Yes	1950	Homes well maintained. Not conducive to developed
17	5815-013-035	804 HOUSEMAN ST	DVSP	Residential	DVSP	Residential	0.25	B	up to 15	12	3	2	Moderate	Yes	SFR	Yes	1953	Homes well maintained. Not conducive to developed
18	5815-014-004	726 LA PORTE DR	DVSP	MU1	DVSP	DV-MU-N	0.184	C	20-30	20	4	3	Above Moderate	Yes	SFR	Yes	1955	Homes well maintained. Not conducive to developed

La Canada Site Inventory (Site #)

19	5815-014-005	729 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-N	0.71	C	20-30	20	15	15	Lower	Yes	Commercial-Restaurant	Yes	1961	
21	5815-014-009	743 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-N	0.105	C	20-30	20	2	2	Above Moderate	Yes	Commercial-Auto service	Yes	1959	
22	5815-014-010	739 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-N	0.053	C	20-30	20	1	1	Above Moderate	Yes	Commercial-Office	Yes	1950	
23	5815-014-011	737 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-N	0.053	C	20-30	20	1	1	Above Moderate	Yes	Commercial-Store	Yes	1950	
24	5815-014-027	722 LA PORTE DR	DVSP	MU1	DVSP	DV-MU-N	0.274	C	20-30	20	6	5	Above Moderate	Yes	SFR	Yes	1958	
25	5815-014-028	720 LA PORTE DR	DVSP	MU1	DVSP	DV-MU-N	0.174	C	20-30	20	4	3	Above Moderate	Yes	SFR	Yes	1955	
26	5815-014-043	N/W OF N/W CORNER OF FOOTHILL BLV & OAKWOOD AVE	DVSP	MU1		DV-MU-N							Parking lot (for 707 Foothill Blvd.)			N/A	Owner has submitted public comment confirming his plans to maintain the property for ongoing commercial uses and will not redevelop into housing within the next planning period	
27	5814-020-001	720 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-S	0.248	D	15-Dec	12	3	3	Moderate	Yes	Commercial-Restaurant	Yes	1948	
28	5814-020-014	712 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-S	0.292	D	15-Dec	12	4	4	Above Moderate	Yes	Commercial-Store	Yes	1960	
29	5814-020-028	700 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-S	0.42	D	15-Dec	12	5	5	Moderate	Yes	Commercial-Restaurant	Yes	1999	Owner-user operates Panda Express and has no plans to discontinue use over next planning period
30	5812-023-006	1021 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.13	E	20-30	20	3	3	Moderate	Yes	Commercial-Store/office	Yes	1939	Purchased by corporate user in Dec 2021 for \$3.95MM.
31	5812-023-007	1017 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.13	E	15-25	20	2	2	Moderate	Yes	Union 76 gas station	Yes	None listed	Union 76 Gas Station and Mini Mart. Newly remodeled. Just signed long term lease in June 2020. Should be removed
32	5812-023-034	MID-BLOCK BETWEEN CHEVY CHASE DR &	DVSP	MU2	DVSP	DV-MU-N	0.058	E	15-25	20	1		Moderate	Yes	Union 76 gas station	Yes	None listed	Union 76 Gas Station and Mini Mart. Newly remodeled. Just signed long term lease in June 2020.

La Canada Site Inventory (Site #)

33	5812-023-035	MID-BLOCK BETWEEN CHEVY	DVSP	MU2	DVSP	DV-MU-N	0.058	E	15-25	20	1	1	Moderate	Yes	Union 76 gas station	Yes	None listed	Union 76 Gas Station and Mini Mart. Newly remodeled. Just signed long term lease in June 2020.
34	5812-023-010	1001 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.19	E	15-25	20	3	3	Moderate	Yes	Union 76 gas station	Yes	None listed	Union 76 Gas Station and Mini Mart. Newly remodeled. Just signed long term lease in June 2020. Should be removed
35	5812-023-001	1039 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.058	U	20-30	20	2		Moderate	Yes	Commercial-Store	Yes	1949	
37	5812-023-003	1037 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.08	V	20-30	20	2	2	Moderate	Yes	Commercial-Office	Yes	1956	
38	5812-023-004	1033 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.058	V	20-30	20	2	2	Moderate	Yes	Commercial-Office	Yes	1948	
39	5812-023-005	1029 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.112	V	20-30	20	3	3	Moderate	Yes	Commercial-Store/office	Yes	1949	
40	5812-023-018	1057 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.065	F	20-30	20	2	2	Moderate	Yes	Commercial-Office	Yes	1996	
41	5812-023-019	1055 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.058	F	20-30	20	2	2	Moderate	Yes	Commercial-Office	Yes	1996	
42	5812-023-020	1053 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.058	F	20-30	20	2	2	Moderate	Yes	Commercial-Office	Yes	1996	
43	5812-023-022	1047 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.057	F	20-30	20	2	2	Moderate	Yes	Commercial-Store	Yes	1949	
45	5812-023-024	1043 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.115	U	20-30	20	3	3	Moderate	Yes	Commercial-Office	Yes	1959	
46	5812-023-032	1051 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.058	F	20-30	20	2	2	Moderate	Yes	Commercial-Office	Yes	1996	
47	5812-023-033	1049 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.058	F	20-30	20	2	2	Moderate	Yes	Commercial-Office	Yes	1996	
48	5814-002-002	1040 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.15	G	15-Dec	12	2	2	Moderate	Yes	Commercial-Restaurant	Yes	1951	
49	5814-002-003	1038 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.15	G	15-Dec	12	2	2	Moderate	Yes	Commercial-Office	Yes	1946	
50	5814-002-018	1044 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.15	G	15-Dec	12	2	2	Moderate	Yes	Commercial-Store	Yes	1949	

La Canada Site Inventory (Site #)

51	5814-008-024	954 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.563	H	15-Dec	12	7	7	Moderate	Yes	Commercial-Store	Yes	1946	
52	5814-008-026	1004 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.405	H	15-Dec	12	5	5	Moderate	Yes	Commercial-Store	Yes	1966	Hill St Café. Upgrade plans approved in 2016 and renovation work completed in 2018. No plans to turn over to housing within next 8 year period
54	5814-008-028	CHEVY CHASE DR SOUTH OF FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.434	H	15-Dec	12	6	6	Moderate	Yes	Parking lot	Yes	1961	Hill St Café Parking lot. Upgrade plans approved in 2016 and renovation work completed in 2018. No plans to turn over to housing within next 8 year period
55	5814-009-013	928 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.137	I	15-Dec	12	2	2	Moderate	Yes	Commercial-Store/office	Yes	1957	Purchased on 03/14/2018 for \$1,725,000. Land cost alone for three units would be \$862,500. Infeasible for residential development.
56	5814-009-025	942 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.296	I	15-Dec	12	4	4	Moderate	Yes	Commercial-Fast food	Yes	1977	Verizon just signed lease in 2021.
57	5820-001-008	548 FOOTHILL BLVD	DVSP	MU2			0.464	J	15-25	20	9	9	Moderate	Yes	Arco Gas Station	Yes	1971	Arco Gas Station. Signed renewed franchise agreement in Q1 2022. Owner/Operator is currently looking to expand hydrogen fueling stations (two installed in 2019).
58	5820-001-014	4440 WOODLEIGH LN	DVSP	MU2	---	---	1.32	J	15-25	20	26	26	Moderate	Yes	Commercial-Club (Thursday Club)	Yes	1926	Thursday Club. This non-profit service organization has been in existence at this site since 1912 They will not sell the property.
59	5815-021-038	4603 INDIANOLA WAY	DVSP	MU2	DVSP	DV-MU-N	0.97	K	20-30	20	20	20	Lower	Yes	Institutional-Private school	Yes	1948	
60	5815-021-010	4532 RINETTI	DVSP	MU2	DVSP	DV-MU-N	0.187	K	20-30	20	4	4	Moderate	Yes	Commercial-Office	Yes	1949	
61	5815-021-011	4526 RINETTI	DVSP	MU2	DVSP	DV-MU-N	0.186	K	20-30	20	4	4	Moderate	Yes	Commercial-Medical/dental	Yes	1950	
64	5820-001-002	514 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.441	L	15-Dec	12	6	6	Moderate	Yes	Commercial-Store	Yes	1961	Owner Purchased in 2006 \$3.5M. Tenants Subway, T-Mobile, Round Table. Owner just re-skinned building. Will not turn over
65	5820-001-003	502 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.657	L	15-Dec	12	8	8	Moderate	Yes	Commercial-Store	Yes	1961	Owner Purchased in 2006 \$3.5M. Tenants Subway, T-Mobile, Round Table. Owner just re-skinned building. Will not turn over
67	5815-022-002	4522 INDIANOLA WAY	DVSP	MU2	DVSP	DV-MU-N	0.267	M	20-30	20	6	6	Moderate	Yes	Commercial-Medical/dental	Yes	1948	Medical Office.
68	5815-022-003	4526 INDIANOLA WAY	DVSP	MU2	DVSP	DV-MU-N	0.27	M	20-30	20	6	5	Moderate	Yes	SFR	Yes	1948	School

La Canada Site Inventory (Site #)

69	5815-022-004	4532 INDIANOLA WAY	DVSP	MU2	DVSP	DV-MU-N	0.256	M	20-30	20	6	5	Moderate	Yes	SFR	Yes	1948	School
70	5815-022-019	4536 INDIANOLA WAY	DVSP	MU2	DVSP	DV-MU-N	0.28	M	20-30	20	6	5	Moderate	Yes	SFR	Yes	1948	Post Office Government owned. Not eligible for development
72	5815-021-033	555 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-N	0.94		20-30	20	19	19	Lower	Yes	Commercial-Bank	Yes	1973	Representative from Wells Fargo branch in La Canada expects ongoing operations in the next 8 years. In fact, they are considering expanding the branch. It should be noted that the Wells Fargo branch on Foothill in La Crescenta has been closed permanently and is up for sale
74	5823-001-016	104 BERKSHIRE PL	Institutional	PS	Institutional	RI-OZ (PSP)	0.55	N/A	20-30	24	14	14	Lower	No	United Methodist Church	No	1977	
75	5810-023-001	1830 FOOTHILL BLVD	Institutional	PS	Institutional	RI-OZ (P/SP)	1.67	N/A	20-30	24	41	41	Lower	No	The Church of Jesus Christ of Latter Day Saints	No	1951	City of La Canada just signed a joint use agreement for field use. Expires in 2026. Will not be eligible for the 6th Cycle due to lease
76	5814-027-019	4435 WOODLEIGH LN	DVSP	DVSP-Institutional	DVSP-Institutional	RIOZ-DVSP (DVSP-I)	0.98	BB	15-Dec	12	12	12	Moderate	No	La Cañada Presbyterian Church—Parking	Yes	N/A	
77	5814-018-030	800 FOOTHILL BLVD	DVSP	DVSP-Institutional	DVSP-Institutional	RI-OZ-DVSP (DVSP-I)	0.38	EE	15-Dec	12	5	5	Moderate	No	St. George Episcopal	No	1962	
78	5813-006-022	1700 FOOTHILL BLVD	Institutional	PS	Institutional	RI-OZ (PS)	0.87	N/A	20-30	24	21	21	Lower	No	Lutheran Church of the Foothills	No	1950	
79	5813-015-055	1200 FOOTHILL BLVD	Institutional	PS	Institutional	RI-OZ (P/SP)	1	N/A	20-30	24	24	24	Lower	No	La Canada Congregational Church	No	1924	
80	5870-001-013	N SIDE OF FOOTHILL BLVD, WEST OF LAFATI LN	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.4	O	20-30	24	10	9	Lower	Yes	Parking lot	Yes	N/A	Owned by same entity as Ross property. No intention of converting to housing in next 8 year period.
81	5870-001-014	2111 FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	2.7	O	20-30	24	65	65	Lower	Yes	Commercial-Shopping center (Ross Dress-for-Less)	Yes	1955	Currently a Ross Dress for Less. Reciprocal Easement Agreement recorded on parking lot for separate owners of shopping center parcels.
82	5870-001-015	2125 FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.44	O	20-30	24	11	11	Lower	Yes	Commercial-Shopping center (FedEx Office Print & Ship)	Yes	1955	Currently a FedEx with ongoing operations. Reciprocal Easement Agreement recorded on parking lot for separate owners of shopping center parcels.

La Canada Site Inventory (Site #)

83	5870-001-016	2135 FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.307	O	20-30	24	8	8		Lower	Yes	Commercial-Shopping center (Lotte Market)	No	1955	Long Term Tenant. No turn over in Over 10 years. Reciprocal Easement Agreement recorded on parking lot for separate owners of shopping center parcels.
84	5870-001-017	2137 FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.128	O	20-30	24	4	4		Lower	Yes	Commercial-Shopping center (Avanti Jewelry)	Yes	1955	Purchased in 2019. Long term tenant. Very thin lot . Would need an adjacent owner to develop. Reciprocal Easement Agreement recorded on parking lot for separate owners of shopping center parcels.
85	5870-001-018	2139 FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.54	O	20-30	24	13	13		Lower	Yes	Commercial-Shopping center (Restaurant)	No	1955	Reciprocal Easement Agreement recorded on parking lot for separate owners of shopping center parcels.
86	5870-010-046	2251 W FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.32	P	20-30	24	8	8		Lower	Yes	Commercial-Shopping center	No	1966	
87	5870-010-043	2243 W FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.72	P	20-30	24	18	18		Lower	Yes	Commercial-Shopping center (Big Lots)	No	1966	
88	5870-010-044	2243 W FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	1.07	P	20-30	24	26	26		Lower	Yes	Commercial-Shopping center (Big Lots)	Yes	1966	
89	5870-010-045	2251 W FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	0.73	P	20-30	24	18	18		Lower	Yes	Commercial-Shopping center	Yes	1966	
90	5870-011-056	2383 FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	1.18	Q	20-30	24	29	29		Lower	Yes	Commercial-Shopping center	Yes	1977	
91	5870-011-057	2355 FOOTHILL BLVD	Mixed Use	Mixed Use	Mixed Use	Mixed Use	1.48	Q	20-30	24	36	36		Lower	Yes	Commercial-Auto service (Car wash)	Yes	1967	
92	5810-014-002	2242 FOOTHILL BLVD	Commercial /Office	CPD	Mixed Use	MU	0.12	R	20-30	24	3	3	Above Moderate		No	Commercial-Restaurant	Yes	1957	
93	5810-014-003	2238 FOOTHILL BLVD	Commercial /Office	CPD	Mixed Use	MU	0.09	R	20-30	24	3	3	Above Moderate		No	Parking lot	Yes	1978	
94	5810-014-004	2236 FOOTHILL BLVD	Commercial /Office	CPD	Mixed Use	MU	0.08	R	20-30	24	2	2	Above Moderate		No	Commercial-Restaurant	Yes	1958	
95	5808-008-020	N/E CORNER OF FOOTHILL BLVD & EL CAMINO CORTO ST	Low Density Residential	R-1	High Density Residential	R-3	0.26	T	20-30	24	7	7		Lower	No	Vacant	Yes	N/A	

La Canada Site Inventory (Site #)

		EAST OF N/E CORNER OF FOOTHILL BLVD & EL CAMINO CORTO ST	Low Density Residential	R-1	High Density Residential	R-3	0.26	T	20-30	24	7	7	Lower	No	Vacant			
96	5808-008-021	600 FOOTHILL BLVD	DVSP-Instit.	Institutional	DVSP	DV-MU-S	1.28	N/A	15-Dec	12	16	16	Above moderate	No	Former Christian Science Church (owned by a private party)	Yes	1949	
97	5814-028-009	2200 FOOTHILL BLVD	Commercial /Office	CPD	Commercial /Office	MU	0.25	BB	20-30	24	6	6	Lower	No	Parking lot for vacant commercial building (see APN 5810-014-0190)	Yes	1990	Former Pier 1. Owner has submitted public comment confirming his plans to maintain the property for ongoing commercial uses and will not redevelop into housing within the next planning period
100	5810-014-018	2200 FOOTHILL BLVD	Commercial /Office	CPD	Commercial /Office	MU	0.63	BB	20-30	24	16	16	Lower	No	Vacant commercial building (Formerly Pier 1)		1990	Owner has submitted public comment confirming his plans to maintain the property for ongoing commercial use going forward and does not have plans to redevelop into housing within the next planning period
101	5810-014-019	2196 FOOTHILL BLVD	Commercial /Office	CPD	Commercial /Office	MU	0.32	CC	20-30	24	8	8	Lower	No	Parking lot for commercial center (see APN 5810-014-021)	Yes (\$722,237: \$1 5,036)	1960	
102	5810-014-020	2196 FOOTHILL BLVD	Commercial /Office	CPD	Commercial /Office	MU	0.38	CC	20-30	24	10	10	Lower	No	Commercial center	No (\$951,547: \$1.	1960	
103	5810-014-021	2196 FOOTHILL BLVD	Commercial /Office	CPD	Commercial /Office	MU	0.38	CC	20-30	24	10	10	Lower	No	Commercial center	No (\$951,547: \$1.	1960	

La Canada Site Inventory (Site #)

104	5813-005-074	1716 VERDUGO BLVD	Institutional	PS	Commercial /Office	MU	3.32	N/A	20-30	24	80	80	Lower	No	Parking lot for USC Verdugo Hospital	Yes	1972	not connected to sewer/madequate infrastructure to support lower income housing. CA Gov Code 65583.2(b)(5)(B) states that "parcels included in the inventory must have sufficient water, sewer, and dry utilities supply available and accessible to support housing development or be included in an existing general plan program or other mandatory program or plan" Cities of Glendale and LCF do not have any agreements for additional capacity in place, so Glendale DPW would not allow any property in LCF to connect to the City's sanitary sewer system. Any agreement would require approval by both City's Councils. See enclosed sewer map and email from City of Glendale Dept of Public Works. Additionally, a parking easement agreement between all owners for parking use has been
105	5820-009-017	458 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.47	DD	15-Dec	12	6	6	Moderate	No	Commercial	Yes	1959	
106	5820-009-021	N/A (directly south of 458	DVSP	R-1	DVSP	DV-MU-S	0.19	DD	15-Dec	12	3	3	Moderate	No	Parking lot for 5820-009-017 (behind building)	Yes	N/A	
107	5820-009-016	456 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.23	DD	15-Dec	12	3	3	Moderate	No	Commercial	Yes	1955	
108	5820-009-014	440 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.23	N/A	15-Dec	12	3	3	Moderate	No	Commercial	Yes	1986	Previously Club Champion studio purchased Nov 2020 for \$2.85MM by owner-user. Repurposed to physical therapist clinic.
109	5820-009-019	420 FOOTHILL BLVD	DVSP	MU2	DVSP	DV-MU-S	0.45	N/A	15-Dec	12	6	6	Moderate	No	Commercial (tire store)	Yes	1976	Owner-user. Just Tires does not plan to vacate or change use during next 8 year period
110	5814-0180-029	4467 COMMON WEALTH	DVSP	DVSP-Institutional	DVSP	RIOZ-DVSP (DVSP-I)	0.69	EE	15-Dec	12	5*	5*	Moderate	No	Parking lot for St. George Episcopal Church	Yes	1956	
111	5814-018-017	N/A (DIRECTLY WEST OF 820 FOOTHILL BLVD)	DVSP	DVSP-Institutional	DVSP	DV-MU-S	0.13	EE	15-Dec	12	2	2	Moderate	No	Parking lot for commercial property to the west	Yes	N/A	
112	5814-018-018	820 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-S	0.13	EE	15-Dec	12	2	2	Moderate	No	Stepping Stones Academy	Yes	1956	

La Canada Site Inventory (Site #)

113	5814-018-019	814 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-S	0.09	EE	15-Dec	12	1	1	Moderate	No	Jiu-Jitsu	No	1953	
*Assumes 50% of site is used for residential @ 12																		
B98	5810-015-016	2160 FOOTHILL BLVD	High Density Residential	R-3	High Density Residential	R-3	0.56	AA	20-30	24	14	14	Lower	Yes	JOANN Fabric & Crafts Store	Yes	1958	
C99	5810-015-015	2160 FOOTHILL BLVD	High Density Residential	R-3	High Density Residential	R-3	0.27	AA	20-30	24	7	7	Lower	Yes	JOANN Fabric & Crafts Store	Yes	1958	

EXHIBIT D: Sites Photos

<u>Site #</u>	<u>APN</u>	<u>Address</u>
1	5815-013-012	845 Foothill Blvd.



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
DVSP #1	DV-MU-N	0.13	N/A	20-30	24	3	3	Above-Moderate	Yes	

Comments on Sites
that should not be
included in 6th Cycle

Purchased on 8/03/2020 for \$3,600,000. Land cost alone for three units would be \$1,200,000 per unit. Infeasible for residential development.

<u>Site #</u>	<u>APN</u>	<u>Address</u>
3	5815-013-016	831 Foothill Blvd.



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
DVSP #3	DV-MU-N	0.11	N/A	20-30	24	3	3	Above-Moderate	Yes	

Comments on Sites
that should not be
included in 6th Cycle

Purchased on 11/19/2020 for \$1,560,000. Land cost alone for three units would be \$520,000. Infeasible for residential development.

<u>Site #</u>	<u>APN</u>	<u>Address</u>
26	5815-014-043	Oakwood Plaza Parking Lot



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
DVSP #1	DV-MU-N	0.13	N/A	20-30	20	18	18	Lower	Yes	

Comments on Sites
that should not be
included in 6th Cycle

Owner has submitted public comment confirming his plans to maintain the property for ongoing commercial uses and will not redevelop into housing within the next planning period

<u>Site #</u>	<u>APN</u>	<u>Address</u>
29	5814-020-028	700 FOOTHILL BLVD



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
DVSP	DV-MU-S	0.42	D	12-15	12	5	5	Above Moderate	Yes	Yes

Comments on Sites
that should not be
included in 6th Cycle

Owner-user operates Panda Express and has no plans to discontinue use over next planning period

<u>Site #</u>	<u>APN</u>	<u>Address</u>
31-34	5812-023- 007,010,034,035	1001 FOOTHILL BLVD



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
DVSP #31	DV-MU-N	0.130	E	20-30	20	2	2	Moderate	Yes	Yes
DVSP #32	DV-MU-N	0.058	E	20-30	20	1	1	Moderate	Yes	Yes
DVSP #33	DV-MU-N	0.058	E	20-30	20	1	1	Moderate	Yes	Yes
DVSP #34	DV-MU-N	0.185	E	20-30	20	3	3	Moderate	Yes	Yes

Comments on Sites
that should not be
included in 6th Cycle

Union 76 Gas Station and Mini Mart. Newly remodeled. Just signed long term lease in June 2020. Should be removed

<u>Site #</u>	<u>APN</u>	<u>Address</u>
52,54	5814-008-026,028	1004 Foothill Blvd. (Hill St. Cafe)



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
DVSP #52	DV-MU-S	0.41	H	12-15	12	5	5	Moderate	Yes	Yes
DVSP #54	DV-MU-S	0.43	H	12-15	12	6	6	Moderate	Yes	Yes

Comments on Sites
that should not be
included in 6th Cycle

Hill St Café. Upgrade plans approved in 2016 and renovation work completed in 2018.
No plans to turn over to housing within next 8 year period

<u>Site #</u>	<u>APN</u>	<u>Address</u>
53	5814-008-027	1010 FOOTHILL BLVD

OUT



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
DVSP	DVSP-MU2	0.293	H	15-25	20	5	5	Moderate	Yes	YES

Comments on Sites
that should not be
included in 6th Cycle

Owner purchased building in 2019 for 4.9 M. Re-habbed building and moved his financial business into building Will not be developed into housing. Should be removed.

<u>Site #</u>	<u>APN</u>	<u>Address</u>
55	5814-009-013	924 Foothill Blvd.



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
DVSP #3	DV-MU-s	0.14	N/A	12-15	12	2	2	Moderate	Yes	

Comments on Sites
that should not be
included in 6th Cycle

Purchased on 03/14/2018 for \$1,725,000. Land cost alone for three units would be \$862,500. Infeasible for residential development.

<u>Site #</u>	<u>APN</u>	<u>Address</u>
56	5814-009-025	942 FOOTHILL BLVD



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
DVSP	DV-MU-S	0.296	I	12-15	12	4	4	Moderate	Yes	Yes

Comments on Sites
that should not be
included in 6th Cycle

Verizon just signed lease in 2021. Winchells owns the property and will not sell

<u>Site #</u>	<u>APN</u>	<u>Address</u>
57	5820-001-008	548 FOOTHILL BLVD



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
DVSP	DV-MU-S	0.464	J	12-15	12	6	6	Moderate	Yes	

Comments on Sites
that should not be
included in 6th Cycle

Arco Gas Station. Signed renewed franchise agreement in Q1 2022. Owner/Operator is currently looking to expand hydrogen fueling stations (two installed in 2019).

<u>Site #</u>	<u>APN</u>	<u>Address</u>
58	5820-001-014	4440 WOODLEIGH LN



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
DVSP	DV-MU-S	1.32	J	12-15	12	16	16	Moderate	Yes	Yes

Comments on Sites
that should not be
included in 6th Cycle

Thursday Club. This non-profit service organization has been in existence at this site since 1912 They will not sell the property.

<u>Site #</u>	<u>APN</u>	<u>Address</u>
62	5815-021-027	4537 INDIANOLA WAY

OUT



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
DVSP	DVSP-MU2	0.257	K	15-25	20	5	4	Moderate	Yes	YES

**Comments on Sites
that should not be
included in 6th Cycle**

Owner has just began building a new office building. This was approved in 2020. There will be no housing on this lot

<u>Site #</u>	<u>APN</u>	<u>Address</u>
63	5815-021-900	4531 INDIANOLA WAY

X



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
DVSP	DVSP-MU2	0.28	M	15-25	20	5	4	Moderate	Yes	YES

Comments on Sites
that should not be
included in 6th Cycle

Post Office Government owned. Not eligible for development

<u>Site #</u>	<u>APN</u>	<u>Address</u>
64	5820-001-002	514 FOOTHILL BLVD
65	5820-001-003	502 FOOTHILL BLVD



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
DVSP	DV-MU-S	0.441	L	12-15	12	6	6	Moderate	Yes	Yes
DVSP	DV-MU-S	0.657	L	12-15	12	8	8	Moderate	Yes	Yes

Comments on Sites
that should not be
included in 6th Cycle

Owner Purchased in 2006 \$3.5M. Tenants Subway, T-Mobile, Round Table. Owner just re-skinned building. Will not turn over in 6th Cycle

<u>Site #</u>	<u>APN</u>	<u>Address</u>
67	5815-022-002	4522 INDIANOLA WAY



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
DVSP	DV-MU-N	0.267	M	20-30	20	6	6	Moderate	Yes	Yes

Comments on Sites
that should not be
included in 6th Cycle

Medical Office. Not Moving.

<u>Site #</u>	<u>APN</u>	<u>Address</u>
68	5815-022-003	4526 INDIANOLA WAY



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Cate gory</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
DVSP	DV-MU-N	0.027	M	20-30	20	6	5	Moderate	Yes	YES

**Comments on Sites
that should not be
included in 6th Cycle**

School

<u>Site #</u>	<u>APN</u>	<u>Address</u>
69	5815-022-004	4532 INDIANOLA WAY



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
DVSP	DV-MU-N	0.256	M	15-25	20	6	5	Moderate	Yes	YES

Comments on Sites
that should not be
included in 6th Cycle

School

<u>Site #</u>	<u>APN</u>	<u>Address</u>
71	5815-020-023	N/W CORNER OF FOOTHILL BLVD & RINETTI LN

OUT



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
DVSP	DVSP-MU2	0.53	N/A	15-25	20	10	10	Moderate	Yes	YES

Comments on Sites
that should not be
included in 6th Cycle

Chevron Gas Station and Food Mart. Property was recently remodeled. Will not be available for housing

<u>Site #</u>	<u>APN</u>	<u>Address</u>
72	5815-021-033	555 FOOTHILL BLVD



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
DVSP	DV-MU-N	0.94	N/A	20-30	20	19	19	Lower	Yes	Yes

Comments on Sites
that should not be
included in 6th Cycle

Representative from Wells Fargo branch in La Canada expects ongoing operations in the next 8 years. In fact, they are considering expanding the branch. It should be noted that the Wells Fargo branch on Foothill in La Crescenta has been closed permanently and is up for sale

<u>Site #</u>	<u>APN</u>	<u>Address</u>
73	Caltrans Site--No APN	S/E OF INTERSECTION OF I-210/SR-2, ON VERDUGO BLVD

OUT



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
Mixed Use	Mixed Use	4.14	N/A	20-30	24	96	96	Lower	Yes	YES

Comments on Sites
that should not be
included in 6th Cycle

Site Owned by Caltrans. Under freeway right a way. From Caltrans: They will not permit housing under right a way. Property is under long term lease. Cal Trans will not sell property. Tenants include Starbucks, El Polla Loco, and Regal movie Theater

<u>Site #</u>	<u>APN</u>	<u>Address</u>
75	5810-023-001	1830 FOOTHILL BLVD



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
Institutional	RI-OZ (P/SP)*	1.67	N/A	20-30	24	41	41	Lower	No	YES

**Comments on Sites
that should not be
included in 6th Cycle**

City of La Canada just signed a joint use agreement for field use. Expires in 2026. Will not be eligible for the 6th Cycle due to lease

<u>Site #</u>	<u>APN</u>	<u>Address</u>
81	5870-001-014	2111 FOOTHILL BLVD



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
Mixed Use	Mixed Use	2.7	0	20-30	24	65	65	Lower	Yes	Yes

Comments on Sites
that should not be
included in 6th Cycle

Currently a Ross Dress for Less. Reciprocal Easement Agreement recorded on parking lot for separate owners of shopping center parcels.

<u>Site #</u>	<u>APN</u>	<u>Address</u>
82	5870-001-015	2125 FOOTHILL BLVD



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
Mixed Use	Mixed Use	0.44	0	20-30	24	11	11	Lower	Yes	YES

Comments on Sites
that should not be
included in 6th Cycle

Currently a FedEx with ongoing operations. Reciprocal Easement Agreement recorded on parking lot for separate owners of shopping center parcels.

<u>Site #</u>	<u>APN</u>	<u>Address</u>
83	5870-001-016	2135 FOOTHILL BLVD



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
Mixed Use	Mixed Use	0.307	0	20-30	24	8	8	Lower	Yes	

Comments on Sites
that should not be
included in 6th Cycle

Long Term Tenant. No turn over in over 10 years. Reciprocal Easement Agreement recorded on parking lot for separate owners of shopping center parcels.

<u>Site #</u>	<u>APN</u>	<u>Address</u>
84	5870-001-017	2137 FOOTHILL BLVD



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
Mixed Use	Mixed Use	0.128	0	20-30	24	3	3	Lower	Yes	

Comments on Sites
that should not be
included in 6th Cycle

Purchased in 2019. Long term Owner/Tenant. Very thin lot . Would need an adjacent owner to develop. Reciprocal Easement Agreement recorded on parking lot for separate owners of shopping center parcels.

<u>Site #</u>	<u>APN</u>	<u>Address</u>
85	5870-001-018	2139 FOOTHILL BLVD



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
Mixed Use	Mixed Use	0.54	0	20-30	24	13	13	Lower	Yes	

Comments on Sites
that should not be
included in 6th Cycle

Reciprocal Easement Agreement recorded on parking lot for separate owners of shopping center parcels.

<u>Site #</u>	<u>APN</u>	<u>Address</u>
86	5870-010-046	2251 W FOOTHILL BLVD



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
Mixed Use	Mixed Use	0.32	P	20-30	24	8	8	Lower	Yes	

Comments on Sites
that should not be
included in 6th Cycle

GTR owner Purchased in 2011 10.7 M. Big Lots Main Tenant. Will not turn over for Housing at 24 U/Acre

<u>Site #</u>	<u>APN</u>	<u>Address</u>
87	5870-010-043	2243 W FOOTHILL BLVD



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
Mixed Use	Mixed Use	3.14 (0.73)	P	20-30	24	18	18	Lower	Yes	Yes

Comments on Sites
that should not be
included in 6th Cycle

Property Lot size is wrong. Should be 0.73 Acres not 3.14 Acres. Should be only 17 units not 75 units. GTR owner Purchased in 2011 10.7 M. Big Lots Main Tenant. Will not turn over for Housing at 24 U/Acre

<u>Site #</u>	<u>APN</u>	<u>Address</u>
88	5870-010-044	2243 W FOOTHILL BLVD



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
Mixed Use	Mixed Use	1.07	P	20-30	24	25	25	Lower	Yes	Yes

Comments on Sites
that should not be
included in 6th Cycle

GTR owner Purchased in 2011 10.7 M. Big Lots Main Tenant. Will not turn over for Housing at 24 U/Acre

<u>Site #</u>	<u>APN</u>	<u>Address</u>
89	5870-010-045	2251 W FOOTHILL BLVD



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
Mixed Use	Mixed Use	0.73	P	20-30	24	18	18	Lower	Yes	YES

**Comments on Sites
that should not be
included in 6th Cycle**

GTR owner Purchased in 2011 10.7 M. Big Lots Main Tenant. Will not turn over for Housing at 24 U/Acre

<u>Site #</u>	<u>APN</u>	<u>Address</u>
100-101	5810-014-020,021	2200 Foothill Blvd. (Pier 1)



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
Conn/Office #100	CPD	0.25	BB	20-30	24	6	6	Lower	No	No
Conn/Office #101	CPD	0.63	BB	20-30	24	16	16	Lower	No	No

Comments on Sites
that should not be
included in 6th Cycle

Former Pier 1. Owner has submitted public comment confirming his plans to maintain the property for ongoing commercial uses and will not redevelop into housing within the next planning period

<u>Site #</u>	<u>APN</u>	<u>Address</u>
104	5813-005-074	1716 Verdugo Blvd. (Hospital Parking Lot)



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
Institutional	PS	3.32	N/A	20-30	24	80	80	Lower	No	No

**Comments on Sites
that should not be
included in 6th Cycle**

Two different owners have a recorded(LA County 04-1433410) Parking and Easement Agreement. Both groups would have to sign off to re-zone property. Not connected to sewer/inadequate infrastructure to support lower income housing. CA Gov Code 65583.2(b)(5)(B) states that "parcels included in the inventory must have sufficient water, sewer, and dry utilities supply available and accessible to support housing development or be included in an existing general plan program or other mandatory program or plan" Cities of Glendale and LCF do not have any agreements for additional capacity in place, so Glendale DPW would not allow any property in LCF to connect to the City's sanitary sewer system. Any agreement would require approval by both City's Councils. See enclosed sewer map and email from City of Glendale Dept of Public Works.

<u>Site #</u>	<u>APN</u>	<u>Address</u>
108	5820-009-014	440 Foothill Blvd. (Aspire Physical Therapy)

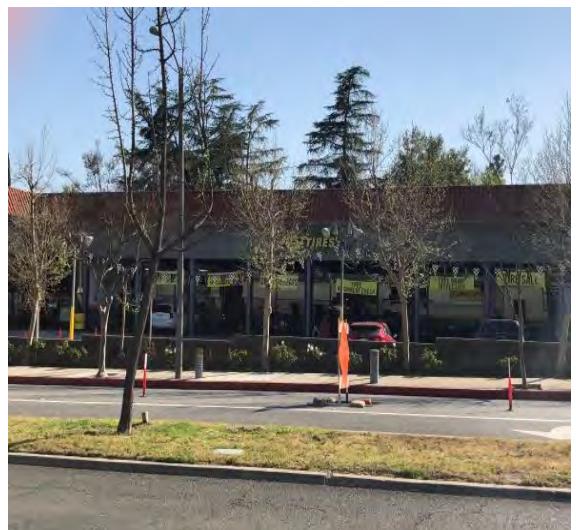


<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
DVSP	DV-MU-S	0.23	N/A	12-15	12	3	3	Moderate	No	No

**Comments on Sites
that should not be
included in 6th Cycle**

Previously Club Champion studio purchased Nov 2020 for \$2.85MM by owner-user.
Repurposed to physical therapist clinic.

<u>Site #</u>	<u>APN</u>	<u>Address</u>
109	5820-009-019	420 Foothill Blvd. (Just Tire)



<u>Existing GP Designation</u>	<u>Zoning</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/ac)*</u>	<u>Density Factor</u>	<u>Unit Potential</u>	<u>NET Unit Potential</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>4th Cycle</u>
DVSP	DV-MU-S	0.45	N/A	12-15	12	6	6	Moderate	No	No

**Comments on Sites
that should not be
included in 6th Cycle**

Owner-user (Goodyear). Just Tires does not plan to vacate or change use during next 8 year period

March 30, 2022

La Cañada Flintridge City Council
One Civic Center Drive
La Cañada Flintridge, California 91011

Re: City of La Cañada Flintridge 6th Cycle Housing Element and Sites Inventory

Dear Honorable Members of City Council of the City of La Cañada Flintridge,

Please find the following comments and information pursuant to the ongoing updates to the City of La Cañada Flintridge's 6th Cycle Housing Element, particularly the Sites Inventory.

We have included exhibits as additional attachments to support the analysis provided herein, which includes:

- Exhibit A - City of La Cañada Flintridge's 6th Cycle Sites Inventory List
- Exhibit B – List of Ineligible Sites that do not have a realistic capacity for redevelopment over the next planning cycle for reasons including:
 - Existing uses are an impediment to additional residential development
 - Long-term commercial leases in place do not expire during the next planning period
 - Property owner provided letter stating its intention to retain the existing commercial use, and has no intention of redeveloping the site for housing
 - Properties recently sold (within past 4 years) but existing use has been retained
- Exhibit C – Percentage (%) of Lower Income RHNA by City Grid
- Exhibit D – Sites photos
- HCD Memorandum: Housing Element Sites Inventory Guidebook

As detailed in the HCD Housing Element Sites Inventory Guidebook (2020), “nonvacant sites with differing existing uses and lacking in common ownership, whether contiguous or located in the same general area, may not rely on a generalized analysis.” Individual owners may not wish to sell their property or redevelop their site with residential uses. In addition, each site’s existing commercial use may have lease agreements of different lengths of time. Existing leases and uses are presumed to be an impediment to residential redevelopment without substantial evidence showing the contrary. Properties that should be removed for these reasons and more are detailed in Exhibit B. Individual site photos for context and reference are in Exhibit D.

In the analysis that follows, we’ve copied excerpts from HCD’s correspondence letter to the City of La Cañada Flintridge dated December 3, 2021 to preface our commentary. The HCD correspondence is italicized to distinguish between our comments in red.

Finally, we present a simple solution which includes rezoning three sites with realistic capacities for housing development for lower income. By simply allowing for densities at 20-30 du/acre in line with state requirements for lower income RHNA, the City would resolve the issue by zoning for 104 lower income units on these sites in the DVSP with a realistic capacity for housing. Realistic sites outside of the DVSP, like the former Pier One, can accommodate densities that exceed 20-30 du/acre. This solution would equalize the low income distribution throughout the City, avoiding any risk of violating AFFH.

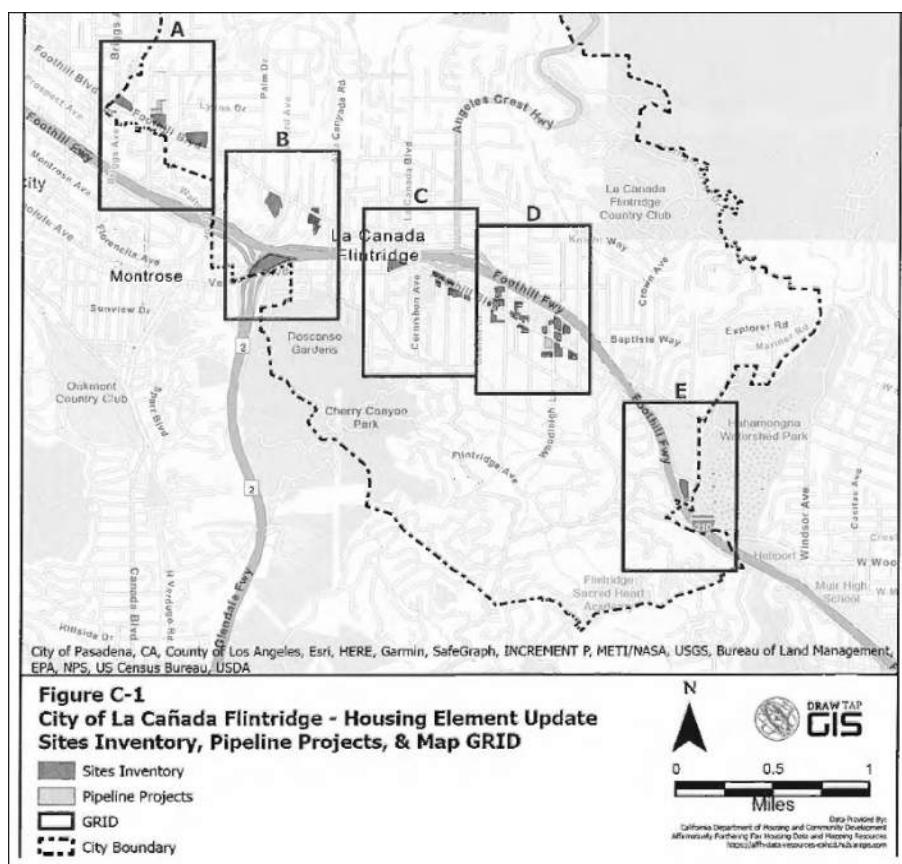
Regards,

Garret Weyand

City of La Cañada Flintridge 6th Cycle Housing Element and Sites Inventory Comments

Sites Inventory: The element must include an analysis demonstrating whether sites identified to meet the RHNA are distributed throughout the community in a manner that affirmatively furthers fair housing. A full analysis should address the income categories of identified sites with respect to location, the number of sites and units by all income groups and how that effects the existing patterns for all components of the assessment of fair housing (e.g., segregation and integration, access to opportunity). The element should also discuss whether the distribution of sites improves or exacerbates conditions. If sites exacerbate conditions, the element should identify further program actions that will be taken to mitigate this (e.g., anti-displacement strategies).

Lower Income RHNA units are not distributed throughout the City of La Cañada Flintridge, representing a potential violation of AFFH. For the 6th Cycle Housing Element, the City of La Cañada Flintridge has a RHNA allocation of 572 low and very low-income units, which includes a 30% buffer per state Housing Element law requirements. Below is an excerpt from the Draft Housing Element showing the Sites Inventory located throughout the City.



Grid A contains 306 lower income units, representing 53% of the total lower income RHNA. Grid B contains 156 units, 27% of the total lower income RHNA. These two areas represent over 80% of the total lower income RHNA for the City, showing that there is a disproportionate concentration of lower income RHNA units on the far west-side (and less desirable) side of town.

By contrast, Grid C and Grid D contain 24 units (4%) and 72 units (13%) of lower income RHNA, respectively. These areas are all contained within the Downtown Village Specific Plan

City of La Cañada Flintridge 6th Cycle Housing Element and Sites Inventory

Comments

area, which collectively contain 17% of the lower income RHNA. Compared with over 80% lower income RHNA concentrated on the west side outside of the Specific Plan area, it is clear that lower income units are not proportionately distributed throughout the City's Sites Inventory, which does not comply with AFFH requirements. See Exhibit C for calculations and additional detail.

Small Sites and Lot Consolidation: The element identifies several sites consisting of aggregated small parcels less than half acre. For parcels anticipated to be consolidated, the element must demonstrate the potential for lot consolidation. For example, analysis describing the City's role or track record in facilitating small-lot consolidation, policies or incentives offered or proposed to encourage and facilitate lot consolidation, conditions rendering parcels suitable and ready for redevelopment, recent trends of lot consolidation, and information on the owners of each aggregated site. For parcels anticipated to develop individually, the element must describe existing and proposed policies or incentives the City will offer to facilitate development of small sites. Please be aware sites smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size and affordability were successfully developed during the prior planning period or unless the housing element describes other evidence to HCD that sites are adequate to accommodate housing for lower-income households. (Gov. Code, § 65583.2, subd. (c)(2)(A).)

The City has had no track record of success in Lot Consolidation. Most of the properties listed are too small and far too expensive to contemplate residential development. For example, Site #1 just sold for \$3.6 Million and is slated for 3 units in the site inventory list. This would put the land cost alone at \$1.2 Million per unit, which is infeasible. Please see our site inventory list in Exhibit A and list of ineligible sites in Exhibit B. The City has also listed several properties that have sold in the last 4 years. In every case the commercial use has been maintained.

Suitability of Nonvacant Sites: The element identifies non vacant sites to accommodate the regional housing need for households of all incomes, stating that "a specific analysis was conducted on properties within the City to identify vacant and underutilized properties" (p. 77). This statement alone is not adequate to demonstrate the potential for additional development in the planning period. A complete analysis should describe the methodology used to determine the additional development potential within the planning period. The methodology must consider factors including the extent to which existing uses may impede additional residential development, development trends, market conditions, and regulatory or other incentive or standards to encourage additional residential development on these sites. (Gov. Code, § 65583.2, subd. (g)). Development trends and market analysis should relate to the sites identified in the sites inventory. For sites with residential uses, the inventory could also describe structural conditions or other circumstances and trends demonstrating the redevelopment potential to more intense residential uses. For nonresidential sites, the inventory could also describe whether the use is operating, marginal or discontinued, and the condition of the structure or could describe any expressed interest in redevelopment.

City of La Cañada Flintridge 6th Cycle Housing Element and Sites Inventory

Comments

The existing use must be analyzed as a possible impediment to new development. Additionally, and in this case, more than 50% of the lower income need is accommodated on sites in use. Therefore, before the site may be identified as one available for housing, the jurisdiction must overcome the presumption by showing: 1) past experience with converting the existing use to higher density residential development, 2) the current market demand for the existing use will not impede redevelopment, and 3) existing leases or contracts would not legally prevent redevelopment of the site. Please see Exhibit A, B & D for more detail.

Governmental & Non-Governmental Constraints: *An analysis of potential and actual governmental & non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Government Code section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7).*

After submitting a site inventory list in October of 2021, which stated that the DVSP would be rezoned to 20-30 units per acre, the City is now rezoning the North side of Foothill to 20-30 units per acre and keeping the South side at 12-15 units. This introduces greater governmental constraints on sites that are otherwise eligible for lower income housing, including two churches (Religious Overlay) and 600 Foothill.

LOWER INCOME (20-30 du/acre)

<u>Site #</u>	<u>APN</u>	<u>Address</u>	<u>General Plan</u>	<u>Zone/ District</u>	<u>General Plan</u>	<u>Zone/ District</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/acre)*</u>	<u>Density Factor</u>	<u>Unit Potential (Assumes rounding up)</u>	<u>NET Unit Potential (Assumes rounding up)</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>Existing Use</u>	<u>Land to Improvement Value: LV > IV</u>	<u>Year Built</u>	<u>Comments</u>
76	5814-027-019	4435 WOODLEIGH LN	DVSP	DVSP-Institutional	DVSP-Institutional	RIOZ-DVSP (DVSP-I)	0.98	BB	20-30	24	24	24	Lower	No	La Cafada Presbyterian Church—Parking lot	Yes	N/A	
	5814-028-008	N/A	DVSP	DVSP-Institutional	DVSP-Institutional		0.45		20-30	24	11	11	Lower		Partial parking lot of Presbyterian Church			Not currently included in Sites Inventory
77	5814-018-030	800 FOOTHILL BLVD	DVSP	DVSP-Institutional	DVSP	RI-OZ-DVSP (DVSP-I)	0.38	EE	20-30	24	10	10	Lower	No	St. George Episcopal	No	1962	
110	5814-018-029	4467 COMMONWEALTH AVE	DVSP	DVSP-Institutional	DVSP	RIOZ-DVSP (DVSP-I)	0.69	EE	20-30	24	17	17	Lower	No	Parking lot for St. George Episcopal Church	Yes	1956	
111	5814-018-017	N/A (DIRECTLY WEST OF 820 FOOTHILL BLVD)	DVSP	DVSP-Institutional	DVSP	DV-MU-S	0.13	EE	20-30	24	4	4	Lower	No	Parking lot for commercial property to the west	Yes	N/A	
112	5814-018-018	820 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-S	0.13	EE	20-30	24	4	4	Lower	No	Stepping Stones Academy	Yes	1956	
113	5814-018-019	814 FOOTHILL BLVD	DVSP	MU1	DVSP	DV-MU-S	0.09	EE	20-30	24	3	3	Lower	No	Jiu-Jitsu	No	1953	
97	5814-028-009	600 FOOTHILL BLVD	DVSP-Instit.	Instituto nal	DVSP	DV-MU-S	1.28	N/A	20-30	24	31	31	Lower	No	Former Christian Science Church (owned by a private party)	Yes	1949	

TOTAL 104 104

LOWER INCOME (40-50 units/acre)

<u>Site #</u>	<u>APN</u>	<u>Address</u>	<u>General Plan</u>	<u>Zone/ District</u>	<u>General Plan</u>	<u>Zone/ District</u>	<u>Acres</u>	<u>Consolidation Potential (A-V)</u>	<u>Density Range (du/acre)*</u>	<u>Density Factor</u>	<u>Unit Potential (Assumes rounding up)</u>	<u>NET Unit Potential (Assumes rounding up)</u>	<u>Income Category</u>	<u>5th Cycle</u>	<u>Existing Use</u>	<u>Land to Improvement Value: LV > IV</u>	<u>Year Built</u>	<u>Comments</u>
100	5810-014-018	2200 FOOTHILL BLVD	Commercial Office	CPD	Commercial Office	MU	0.25	BB	40-50	40	10	10	Lower	No	Parking lot for vacant commercial building (see APN 5810-014-0190)	Yes	1990	
101	5810-014-019	2200 FOOTHILL BLVD	Commercial Office	CPD	Commercial Office	MU	0.63	BB	40-50	40	26	26	Lower	No	Vacant commercial building (Formerly Pier 1)		1990	

TOTAL 36 36

Total Lower Income Units 140

From: Richard Harris [REDACTED]
Sent: Tuesday, July 19, 2022 1:23 PM
To: 'housingelement@lcf.ca.gov'
Subject: Future Planning for Housing in LCF

Categories: La Canada-Housing Emails

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City of LCF officials,

I have oversight and authority over the properties located at:

1. 528 Foothill Blvd.
2. 542 Foothill Blvd.
3. 801 Foothill Blvd.
4. 817 Foothill Blvd.

All of these properties are owned by Caltech Employees Federal Credit Union. Options to develop with multi-family residential, commercial or mixed use for future development seem worthy of consideration on its face.

Future options seem somewhat straight forward. However, what change would occur to our properties immediately upon rezoning the property, if this were to occur? Would our property tax change? Would there be new restrictions with the approval of a new zoning code and Downtown Village Specific Plan? Would there be new traffic restriction consideration? These are just a few questions.

I would be interested in discussing these potential changes further without attending a public forum. Thank you.

Richard L. Harris
President/CEO
Caltech Employees Federal Credit Union
[REDACTED]



From: Keith Eich [REDACTED]
Sent: Wednesday, July 20, 2022 9:09 AM
To: Housing Element Email
Cc: Richard Gunter
Subject: Fw: New Housable ADU Projects in July 2022

Categories: La Canada-Housing Emails

Sharing an email that came in.

From: Scott Van Dellen [REDACTED]
Sent: [REDACTED]
To: Keith Eich <keich@lcf.ca.gov>
Subject: Fwd: New Housable ADU Projects in July 2022

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Hi, Keith. The city should revisit the ADU and 2nd unit design standards. These are examples that would meet the need but not current design standards.

Scott Van Dellen

Begin forwarded message:

From: Scott Van Dellen [REDACTED]
Date: July 20, 2022 at 8:57:37 AM PDT

[REDACTED]

Subject: Re: New Housable ADU Projects in July 2022

Those don't meet LCF design standards.

Scott Van Dellen

On Jul 20, 2022, at 8:51 AM, Anita Hossepien <anitahossepien@gmail.com> wrote:

They (Housable Company) are already advertising the option of selling these ADUs and even adding a 7th unit to a 6-unit property. !!!!



Hi anita

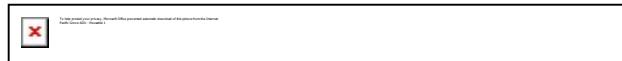
This July, we are proud to feature a few of the projects that we have worked on over the past month. At Housable, we specialize in getting projects out of the idea phase and into construction reliably, with our practical approach to project design and project management. This month we are sharing another glimpse into what we do every day for our clients across California.

Housable ADU Projects Update

July 2022

\$700k to \$1.8m in 6 months

We worked with the builder of this [Listing](#) to design and permit this garage conversion to ADU just in time to put this 1922 bungalow on the market. [View more photos of the finished ADU here...](#)

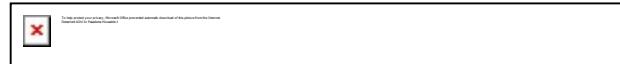


Duplex Adds Two New ADUs

This existing duplex got not one, but *two* new ADUs mirrored in the backyard. The property now has four total units, providing twice the housing. [View more photos of this project here...](#)

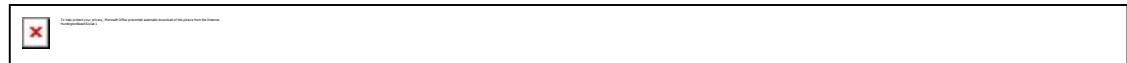
6-Unit Property Adds a 7th

This project is adding a new detached ADU to an existing 6-unit multi-family property in Pasadena. [View more photos of this project here...](#)



ADU Project Tour in HB

With just over 12 months since starting the design process with Housable, this project in Huntington Beach is nearing completion. In this video, LJ on our team takes you on a quick tour to give you latest on this project. Enjoy!



Want to see more of our ADU completed projects?

[Browse More ADU Projects](#)

As always, all featured ADU projects were designed and built with Housable.



The ADU Marketplace for California

Housable, Inc., 1166 Mission St, San Francisco, CA, (415) 300-2387

[Unsubscribe](#) [Manage preferences](#)

--
Anita Hossepiian



From: info@lcf.ca.gov
Sent: Wednesday, July 20, 2022 1:45 PM
To: housingelement@lcf.ca.gov
Subject: New submission from Housing Element Public Comment

Categories: La Canada-Housing Emails

Name
Scott Van Dellen
Email
[REDACTED]
Message
<p>Hi! I am writing to oppose the density increase for the 600 Foothill Blvd property from 12-15 du/ac in the Draft Housing Element the Council was going to consider on April 5, 2022 to 25-30. This will allow up to 39 dwelling units on the property, and with the 20% density bonus the Sponsor was requesting, the actual number of units would be 47. This is almost the same exact request that was voted down on a 4-0 vote of the City Council (same members still serving now). The draft site selection also includes the addition of 4435 Woodleigh (the LCPC parking lot south of 600 Foothill) for the same 25-30 du/ac designation. Of course, this would severely exacerbate the same problems that the former denied, and now currently proposed zoned, 600 Foothill Blvd project - times 2. It appears that 600 Foothill is the only property on the south side of Foothill with the 25-30 du/ac designation besides the House America "clock" property in the DVSP. That is not a church property. I also oppose that. That is a very busy intersection at the Angeles Crest Highway intersection, and also has the Community Center just across the street from the property on the west.</p> <p>Finally, the St. George Church and surrounding commercial properties are also inappropriate for the 25-30 du/ac density proposed. Again, this would create great congestion and severe impacts on the contiguous residential properties to the south.</p> <p>The City can make up for the loss of these units by INCREASING the density on some of the properties that can support more because of highway and freeway access and their remoteness from residential neighborhoods. Such properties might include 104 Berkshire - the United Methodist Church. I would also suggest that many of the North of Foothill, South of Freeway properties in the DVSP are appropriate for higher densities than 25-30 du/ac. The commercial properties on the western end of Verdugo Blvd and Foothill Blvd can also handle higher densities because they already support high intensity commercial and retail activities.</p> <p>The Council could achieve its RHNA allocation by more appropriately scaling density to the capacity of the property and neighborhood. We all know that higher densities are more likely to create availability for low, moderate and above moderate income housing because of the high cost of land in LCF. One size (or in this case, two sizes - 12-15 and 25-30) does not fit all.</p> <p>I have also recommended many times that the City make a more concerted effort to increase the ADU/2nd unit and lot split programs. Reducing the overkill design standards and actually publicizing and promoting their development will create more housing, more affordable housing, and less impactful housing, and all much quicker than 2 and 3 story, very dense, housing projects with underground parking. I would increase our ADU/2nd unit/lot split allocation to the RHNA above the current allocation, at least by the 20% leeway you have built into the RHNA requirement. You can explain how you will modify design standards and promote the development of these units to justify your increased allocation.</p> <p>I think the City can make a very strong case to HCD that by flexibly increasing density where appropriate, and even higher in some cases than suggested in this site inventory, and promoting the development of ADU/2nd unit and lot splits, it has created a very good plan that should meet with their approval.</p>

From: info@lcf.ca.gov
Sent: Wednesday, July 20, 2022 9:39 PM
To: housingelement@lcf.ca.gov
Subject: New submission from Housing Element Public Comment

Categories: La Canada-Housing Emails

Name
Susan Mastrodemos
Email
[REDACTED]
Message
I believe that the 2100 and 2200 blocks of Foothill Blvd are suitable for high-density housing. The South side of the street could be a nice Senior village if a grocery store could be located in the retail level.

From: Bernard Shih [REDACTED]
Sent: Wednesday, July 20, 2022 11:58 PM
To: housingelement@lcf.ca.gov
Cc: Vanessa Koo [REDACTED] skoleda@lcf.ca.gov; Emily Stadnicki
Subject: 1535 Foothill Boulevard

Categories: La Canada-Housing Emails

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Thank you for your June 30 and July 14 letters concerning proposed updates to the city's Housing Element.

We strongly support changes in the Zoning Code to allow commercial properties such as ours to develop with multi-family residential, commercial or mixed use.

We most definitely have an interest in rezoning our property at 1535 Foothill Boulevard to allow for multi-family and/or mixed use development.

Best regards,

LACY PARK REAL ESTATE INVESTMENT LLC

Bernard Shih
Member - Manager
Lacy Park Real Estate Investment LLC
[REDACTED]

From: info@lcf.ca.gov
Sent: Thursday, July 21, 2022 8:25 AM
To: housingelement@lcf.ca.gov
Subject: New submission from Housing Element Public Comment

Categories: La Canada-Housing Emails

Name
Patricia Wynne-Hughes
Email
[REDACTED]
Message
Has the city conducted an accurate inventory of the current number of guest houses or a D use in Lacanada? As you know, that may significantly decrease the need for more units. Also, will notice of an incentive/specifcs to build guest houses In the community be issued prior to making decisions about rezoning? Thank you

From: Alex Venneri [REDACTED]
Sent: Friday, July 22, 2022 9:59 AM
To: housingelement@lcf.ca.gov
Subject: 842-858 foothill

Categories: La Canada-Housing Emails

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i am in receipt of expanding the zoning in my area. Based on the letter, it seems to be in my interest to approve such zoning changes in addition to what we currently have which should be expanded to allow any tenant use vs the restrictions that are currently in place.

thank you

alex venneri

Sent from my iPhone

From: info@lcf.ca.gov
Sent: Friday, July 22, 2022 11:22 AM
To: housingelement@lcf.ca.gov
Subject: New submission from Housing Element Public Comment

Categories: La Canada-Housing Emails

Name
Anita Hossepiān
Email
[REDACTED]
Message
<ul style="list-style-type: none"> · We are back to square one with the decisions made about the Housing Element · The City Council voted UNANIMOUSLY (4 to zero) against the 600 Foothill Blvd project on Nov 16, 2021 to uphold the appeal of all six resolutions passed by the Planning Commission thereby denying the 600 Foothill Blvd project from going forward as proposed by the developer · The LCF Community has been very clear in their OPPOSITION to high density multi family and commercial buildings butting up against residential properties on the South side of Foothill Blvd within the Downtown Village Specific Plan · Over 300 petitions were signed by LCF residents expressing their opposition to the approval of the 600 Foothill project in October 2021 by the Planning Commission · The prior mayors have written letters to the City Council members and the Outlook Newspaper to the 600 Foothill project that was approved by the Planning Commission in October 2021. · At the Zoomed City Council meeting on February 7, 2022, the 4 City Council members present made the recommendation to Staff to EXCLUDE the South side of Foothill Blvd for projects higher than two stories. However, it has now been put back on the new Site Inventory list as of July 20, 2022. · The congestion problems from the ARCO station needs to be taken into account. Upzoning the land across the street from them will exacerbate the traffic and parking issues (due to the narrow streets that intersect Foothill). · We oppose the up-zoning of Housing America , the LC Presbyterian Church and St George's Church which are all on the South side of Foothill for the same reasons. · We are requesting that other areas be considered that would be less impactful to the residential homes such as: USC/VHH area near the UA Theaters, Hillside and Methodist Church area, West side of Foothill near Ocean View Blvd. and the island north of Foothill Blvd and South of the freeway. Why are these areas not being considered? · Our City can present a strong case about increasing the number of ADUs. By relaxing the City's design standards and showing HCD that our numbers have gone up 480%, we can make a case for not using an average based on the prior 2 years but using the numbers from this year (when the laws changed to allow for ADUs) to calculate the future demand for ADUs. We can increase the ADU numbers (48 units/year times 6 years= 288) and completely satisfy the very low-income requirements from the State. <p>Thank you,</p> <p>Anita Hossepiān</p>

From: info@lcf.ca.gov
Sent: Sunday, July 24, 2022 8:03 AM
To: housingelement@lcf.ca.gov
Subject: New submission from Housing Element Public Comment

Categories: La Canada-Housing Emails

Name
Anita Hossepiān
Email
[REDACTED]
Message
<p>The reason the State's Housing plan will not work in our city:</p> <p>1) LCF is rated as a Very High Fire Hazard Severity Zone by the State of California (VHFHSZ) https://osfm.fire.ca.gov/media/5826/la_canada_flintridge.pdf</p> <p>2) Many areas in LCF have only ONE STREET for entering or exiting. In addition, some of these streets are single car wide access and in windy hillside conditions.</p> <p>3) About half the homes in LCF are on septic tanks therefore, the States' estimate of increasing LCF housing by 612 units needs to be adjusted down since increased density for additional units can not be accommodated in these septic areas.</p> <p>4) LCF has ONE MAIN STREET: Foothill Blvd. Increasing density on this street will cause infrastructure issues (electricity, water, etc.) as well as emergency response problems (fire, ambulance)</p> <p>5) We have already had many prior issues with So Cal Edison in LCF in the past few years (relating to the Utilities ability to provide reliable service). The UTILITIES will have difficulty supplying high density buildings in LCF.</p>
If we must comply with the State's plans regardless of the above issues, we should discuss:
<p>A) East LCF: Only appropriate area is the "Island" surrounded by the freeway and North of Foothill Bl.</p> <p>B) West LCF: More options both North and South of Foothill Blvd.</p> <p>C) Property owners plans for the future: LCF does not need to get the approval or future plans of commercial/property owners in order to rezone areas.</p> <p>F) Low-income renters need units near job hubs and transit systems for access to employment. This does not make LCF a good choice.</p> <p>E) Due to the high cost of property/land in LCF, it is very unlikely that a developer would build low-income housing in LCF no matter how the city rezones it.</p> <p>D) Planning staff needs to explain to property owners that this rezoning does not force them to redevelop their property into high density multi-units housing. Also, the value of their property may go up with rezoning since future potential buyers of their property would have more options for developing the property.</p> <p>G) The only solution to the State's mandate for LCF is ADUs since the land it is built on is in essence free for the homeowner. Pre-build ADUs can cost about \$300,000 allowing it to be profitable for the homeowner to rent it out as low-income housing and cover the cost of the mortgage.</p>

H) The planning staff needs to have educational sessions informing residents that the State allows ADUs now which were not allowed in LCF in the past. This would increase the number of requests to build ADUs. Once this is done, our numbers for ADUs would increase significantly. We should not be basing our ADU estimates on an average of the past 3 years. We should look at the most recent months when ADUs in LCF and throughout the state have grown exponentially and base our estimates on these months. If we do that, we can satisfy the State's requirements for low-income and 612 units with only one out of each 10 homes in LCF.

I) A better option for the State would be to provide their funding for low-income developments to developers who convert abandoned malls, underutilized office buildings and commercial sites which are closer to available transit.

J) LCF staff needs to negotiate with the State about the unique needs of our city. Having only ADUs would prevent any rezoning. Are they taking the easy way out and not trying to get what this city deserves?

K) If the staff cannot do this, then maybe we should look at joining the other 48 Californian cities that are suing the State for this unconstitutional mandate.

L) I am not sure that staying under the radar by rezoning as the State desires (in order to divert the State's attention to other cities who refuse to follow the mandate) will be the right answer since if it allows even one developer to build a massive multi-unit complex, it may negatively impact this city forever.

Scott Van Dellen
La Canada, CA. 91011

July 25, 2022

Councilmembers of the City of La Canada Flintridge
One Civic Center Drive
La Cañada Flintridge, CA 91011.

Dear Councilmembers,

I am writing to comment on the recently released Site Selection Draft for the Sixth Cycle Housing Element. I think it's a very comprehensive list of properties, fairly distributed throughout the City. It is easy to understand the criteria and application for each property and will help property owners, developers, and homeowners to understand where increased housing may be possible on their property or neighborhood.

I am, of course, VERY disappointed by the subcommittee's change to the criteria for determining the higher density application in the Downtown Village Specific Plan (DVSP). The subcommittee CHANGED the previous Council members' comments when it denied the previous 600 Foothill application on November 16, 2021, and the April 5, 2022, Draft Housing Element criteria. That former criterion expressed by the Council members was **12-15 dwelling units per acre on the South side of Foothill in the DVSP area**. The subcommittee that released the Site Selection Draft changed this criterion to **only properties that directly abut a residential home**.

With this change, it was no surprise to find out that the density was increased for the 600 Foothill property from 12-15 du/ac in the Draft Housing Element the Council was going to consider on April 5, 2022, to 25-30 du/ac. This will allow up to 39 dwelling units (30 x 1.28 acres) on the property, and with the 20% density bonus the Sponsor was requesting for senior housing, the actual number of units would be 47. This is almost the same exact request that was voted down on a 4-0 vote of the City Council (same members still serving now). And you list it as "above moderate" income, so it does nothing for the harder to fill lower and moderate-income categories. Furthermore, the draft site selection also includes the addition of 4435 Woodleigh (the LCPC parking lot south of 600 Foothill) for the same 25-30 du/ac designation. Of course, this effectively DOUBLES the same traffic, congestion, and other problems that the former denied 600 Foothill Blvd project exhibited.

Checking over the list of other south side Foothill properties in the DVSP, I found only 4 other properties that qualify under this criterion: 1010 Foothill (House America clock building), 814 Foothill (JSB Motors, 820 Foothill (Gracie Barre studio) and the parking lot west of 820 Foothill. Those resulted in only 19 units to the 612 total.

I did the math. You don't need these 5 properties up zoned to meet the RHNA unit requirement. Adding up all the potential net units from the Site Selection list resulted in 775 units. The RHNA requirement is 612. With a 20% buffer that number is 734. Returning the 5 properties mentioned to the 12-15 du/ac, results in 20 (before any density bonus) for 600 Foothill, 5 for 1010 Foothill,

and 2 each for the remaining 3 properties, for a new net total of 755 units. STILL, more than the 734-unit requirement. THAT IS EVEN BEFORE ANY ALLOCATION FOR ADUs!

Let me comment on the 20 units available to 600 Foothill. At 1.28 acres, the owner could build a nice townhome project with a below grade driveway that enters below grade garages, with two story, detached homes above. Although we appear to be entering a slowdown in home sales, La Canada still has a dearth of single-family homes below \$2 million. Pricing these at \$1.5 million each would still result in gross sales of \$30 million.

Do you want a better way to really impress HCD? You should create a higher density zone where it is more appropriate – retail areas with huge parking lots, better access to buses and freeways, and not impacting adjacent residential neighborhoods. Those would include the commercial properties from 2111 Foothill through 2383 Foothill. These are better supported by commercial cross streets and already widened and street lighted for higher density traffic. You should also add sites such as 104 Berkshire - the United Methodist Church. This would help with geographic dispersion and placing housing nearer freeway and artery street access.

With these suggestions, the City should easily achieve its RHNA allocation and demonstrate to HCD that the City is taking this requirement to heart and actually expects to exceed the goal. You will be able to show a few years down the line that affordable housing actually gets built, by more appropriately scaling density to the capacity of the property and neighborhood. We all know that higher densities are more likely to create availability for low, moderate and above moderate-income housing because the high cost of land in LCF spread over more units will reduce the price of each unit. One size (or in this case, two sizes - 12-15 and 25-30 du/ac) does not fit all.

I also have recommended many times that the City make a more concerted effort to increase the production and counting of units created by the ADU/2nd unit and lot split programs. Reducing the current overkill design standards and actually publicizing and promoting their development will create more housing that will be more affordable, less impactful, and much quicker than 2 and 3 story, very dense, housing projects with underground parking. The current allocation of 82 units over 8 years is only 10.25 units per year. The recent history of 24 permitted units in 2022 through June 2022 (up from 10 in 2021 and 13 in 2020) suggests that this number is too low and does not consider the future benefit of the 2nd unit and lot split ordinance. By reducing the design standards in exchange for renting the units at lower and moderate-income affordable rents, you should easily be able to beat this number and tell a great story four years down the line when HCD is expected to audit the Housing Element.

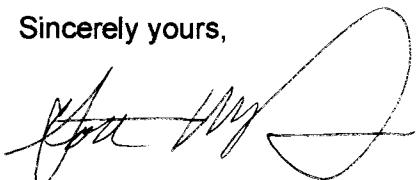
However, you won't need to fight this battle now with HCD. You don't need more. Here is my modification to the Site Selection numbers, even increasing the buffer to 30% before dividing by lower, moderate, and above moderate income AND CONSIDERING NO INCREASE TO ADUs would be:

ADUs/2 nd units/lot splits	82
<u>Up-zoning increase</u>	734
Total	816

Required	612
<u>30% buffer</u>	<u>184</u>
Total	796

I think the City can make a very strong case to HCD that by flexibly increasing density where appropriate, even higher in some cases than suggested in this site inventory and promoting the development of ADU/2nd unit and lot splits, it has created a very good plan that should meet with their approval.

Sincerely yours,



Scott Van Dellen



From: Alex Khatchaturian [REDACTED]
Sent: Monday, July 25, 2022 1:31 PM
To: housingelement@lcf.ca.gov
Cc: [REDACTED]
Subject: La Canada Flintridge Sites Inventory (Second Draft) – Public Review – July 20-29, 2022
Attachments: Letter from LCF dated 6.30.2022.pdf; Letter from LCF dated 7.14.2022.pdf; 20220720_LCF_6thCycle_SitesInventory_2nd_DRAFT_4.pdf; 20220701_Draft_Scenarios.pdf
Follow Up Flag: Follow up
Flag Status: Flagged
Categories: La Canada-Housing Emails

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Ms. Stadnicki,

I am writing in response to two letters recently sent from the City of La Canada Flintridge (LCF) to commercial property owners and faith-based organizations regarding future planning for housing in LCF. I have attached both letters, dated 6/30/2022 and 7/14/2022, to this email for reference.

My family owns the commercial property located at 2200 Foothill Boulevard, identified as sites #100 and #101 in the Sites Inventory (see attached). The building is currently unoccupied, but it is being marketed for a commercial use, and the property owner has no interest in developing residential units even if the density is doubled to 50 du/ac. Based on the economic analysis by Michael Baker International ("City Consultant"), specifically Development Scenario B, the land value of our property to a residential builder, assuming entitlements at a density of 50 du/ac, would be \$4.4M (50 du/ac x 0.88 ac x \$100K/du), which is over \$2M less than an unsolicited offer we received two months ago from an investor with the intent to convert the building into multi-tenant medical units. The analysis provided by the City Consultant unequivocally affirmed our own conclusion derived from our own independent feasibility study that commercial is the best and highest use for our property.

2200 Foothill Boulevard will not be available for the development of residential units during the 2021-2029 housing cycle. As previously mentioned in public comments to the planning commission, city council, and to city staff, we are negotiating with several parties to lease the existing building on a long term (10+ years) basis for a commercial use, as allowed under the existing zoning code. As such, I demand 2200 Foothill Boulevard, specifically sites #100 and #101, to be removed from the Sites Inventory.

In addition, I strongly object to the proposed zoning change for our property, from CPD to R-3, that would effectively render the anticipated commercial use non-conforming. I demand an explanation for this proposed zoning change, considering no other sites in the existing CPD zone are proposed to have their zoning changed to R-3.

Thank you,
Alex Khatchaturian
[REDACTED]

From: info@lcf.ca.gov
Sent: Tuesday, July 26, 2022 8:05 AM
To: housingelement@lcf.ca.gov
Subject: New submission from Housing Element Public Comment

Categories: La Canada-Housing Emails

Name
Kendra Becker
Email
[REDACTED]
Message
I do not approve of this too high-per-acre new zoning. That it is too dense for Foothill Blvd and this town's other infrastructure.

From: info@lcf.ca.gov
Sent: Tuesday, July 26, 2022 4:08 PM
To: housingelement@lcf.ca.gov
Subject: New submission from Housing Element Public Comment

Categories: La Canada-Housing Emails

Name
Edward Nowak
Email
[REDACTED]
Message
<p>The Housing Element Subcommittee's just-released position on unit density in the Downtown Village Specific Plan area is inexplicable (as well as unnecessary) in the face of the City Council's denial of the project previously proposed for 600 Foothill. There has apparently been no attempt to explain the reasoning behind this or provide a justification. The City Council should please maintain consistency with its previous decision and reject the Subcommittee's presentation in this regard.</p>

From: info@lcf.ca.gov
Sent: Tuesday, July 26, 2022 4:54 PM
To: housingelement@lcf.ca.gov
Subject: New submission from Housing Element Public Comment

Name

Anne Buettner

Email

[REDACTED]

Message

Dear Honorable Mayor Eich and Councilmembers:

La Canada Flintridge became our home in 1995. Since that time the Downtown Village Specific Plan ("DVSP") was developed after concerned citizens objected to the possible over-development of the commercial areas of Foothill Boulevard. The DVSP has served the City well. Now the City Council appears to be considering the rezoning of certain commercial property parcels to allow for the construction of 25 – 30 dwelling units per acre, a change that is not consistent with the DVSP.

Although I am on the Board of Directors of the Thursday Club, which is located at 4440 Woodleigh Lane in La Canada Flintridge, I make these comments solely on my behalf as a property owner in the City. Having attended many events at the Thursday Club, I have observed first-hand the traffic issues associated with Woodleigh Lane. Frequently cars attempting to enter the ARCO station are backed up onto the street making it difficult to pass through the Foothill/Woodleigh intersection. City residents have benefitted in the past from the minimal activity at 600 Foothill. Without significant roadway modifications that are likely not possible, any proposal to convert the 600 Foothill property into a high-density, high- traffic facility is untenable. This is just one example of the problems associated with rezoning commercial property to allow 25 – 30 dwelling units per acre. In order to meet the RHNA requirements, encouraging the construction of more ADUs in the City should be pursued as an alternative to this high-density rezoning.

As you prepare the revised Housing Element for submission to the State, I respectfully ask that you consider these comments as well as the comments of so many other concerned community members and require that the Housing Element revert to the 12 - 15 dwelling units per acre that the Council recently endorsed.

Thank you,
Anne Buettner

From: info@lcf.ca.gov
Sent: Tuesday, July 26, 2022 4:59 PM
To: housingelement@lcf.ca.gov
Subject: New submission from Housing Element Public Comment

Categories: La Canada-Housing Emails

Name
Clayton Clark
Email
[REDACTED]
Message
Once again 600 Foothill is up for grabs and this proposal is even worse than the first.. Some council members are aware of just how terrible the corner of Woodleigh and Foothill is due to the ARCO station. It's absurd. I can't even turn onto my own street. A traffic signal will only make things worse. If units need to be built there PLEASE keep it to 15 dwellings and 2 stories. I understand we need to fill the state's requirements but don't make La Canada lose its charm, safety and integrity. Please, please consider the neighborhood and the neighbors who live here. Thank you.

From: info@lcf.ca.gov
Sent: Tuesday, July 26, 2022 5:34 PM
To: housingelement@lcf.ca.gov
Subject: New submission from Housing Element Public Comment

Categories: La Canada-Housing Emails

Name
carol cupp
Email
[REDACTED]
Message
<p>LCF City Council</p> <p>I have lived here for 55 years and obviously seen great changes, many good and some NOT (i.e. Sport Chalet Center comes to mind). Progress does occur but it appears our lovely city will be irrevocably changed when the 'housing units called for by the State' come to fruition. Calling out 600+ units certainly will create a scar. I am surprised that the 600 Foothill Blvd. project has been again upped to 25+ units; something that had already been reduced and approved at 12-15 units. WHY? This site is inappropriate for a large building and causes more congestion and potential accidents with the Mobile Station across the street. .</p> <p>I also question calling out in the 'potential sites' Churches and their parking lots through La Canada; again WHY? Seems inappropriate.</p> <p>Saying to the residents 'we just need to call out potential sites' doesn't give one confidence..... that all is fair game to build. Please reconsider some of your choices; especially since the residents of La Canada concerns aren't given due consideration.</p>

From: Parham J Natanzi · [REDACTED]
Sent: Wednesday, July 27, 2022 12:00 PM
To: housingelement@lcf.ca.gov
Cc: Parviz David Natanzi; Bill Koury
Subject: Re: Future Planning for Housing in our City of La Canada Flintridge
Attachments: ParcelMap.pdf

Categories: La Canada-Housing Emails

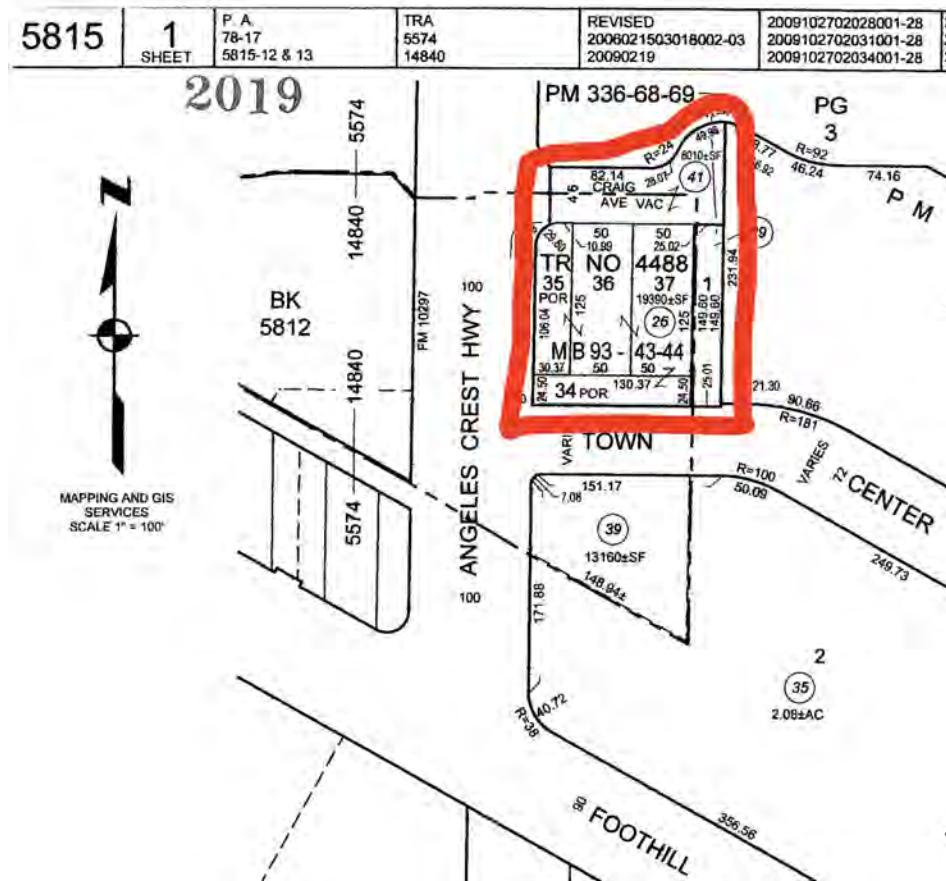
[EXTERNAL EMAIL] This email originated outside of the organization. DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe

Hello City of La Canada Flintridge Team,

Thank you for your letter regarding future planning for housing in our city (attached for reference).

We are interested in merging the parcels we own and changing the zoning to accommodate a mixed use building to be occupied by retail at ground level and apartment or condominium units above for the future.

Below is a screenshot of the parcels we own (full parcel map attached), which is currently occupied by a Shell gas station with car wash and the adjacent street just north of the property, Craig Avenue.



How should we proceed?

Thank you in advance for your assistance in this matter. We appreciate it.

Sincerely,
Parham

--

Parham J Natanzi
BHNVN

From: Keith Eich <keich@lcf.ca.gov>
Sent: Wednesday, July 27, 2022 2:20 PM
To: Housing Element Email
Cc: Mark Alexander
Subject: Fw: You all know this is too dense. Please be sensible.

Categories: La Canada-Housing Emails

From: Toni Cavanagh Johnson [REDACTED]
Sent: Wednesday, July 27, 2022 2:18 PM
To: Keith Eich <keich@lcf.ca.gov>
Subject: You all know this is too dense. Please be sensible.

[EXTERNAL EMAIL] This email originated outside of the organization. DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe

The Subcommittee changed the rules to allow 25-30 units per acre developments on the South Side of Foothill Blvd. in the Downtown Village Specific Plan area. This is just after the City Council, on a 4-0 vote, DENIED the high-density, three-story project championed by former Councilmember Curtis on the South Side of Foothill Blvd. at basically the same density.

Toni Cavanagh Johnson
[REDACTED]

From: Keith Eich <keich@lcf.ca.gov>
Sent: Thursday, July 28, 2022 9:55 AM
To: Housing Element Email; Mark Alexander
Cc: Richard Gunter; Henry Oh; Jeffrey McConnell
Subject: Fw: 600 Foothill Blvd

Categories: La Canada-Housing Emails

Not sure if you got a copy of now; but trying to share everything I get.

From: Alexis Phillips [REDACTED]
Sent: Thursday, July 28, 2022 9:52 AM
To: Keith Eich <keich@lcf.ca.gov>
Subject: 600 Foothill Blvd

[EXTERNAL EMAIL] This email originated outside of the organization. DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe

Dear Mayer Eich and City Council Members , I am writing you to state that I'm against changing the zoning at 600 Foothill Blvd. That corner is already impacted from the Arco station on Foothill and Woodleigh, LC Pres on the other side and traffic from the residents in the surrounding neighborhoods, and The Thursday Club, not to mention the everyday traffic on Foothill. This should not be a knee jerk decision, it should be brought before the community. There should be a meeting where the subject is the FIRST on the agenda and residents are given a chance to speak for more than 2 seconds. Your decision will affect the entire community. Please table the decision until this project is published in the local paper and residents are made aware of the situation so everyone can voice their opinion.

Thank you,
Alexis Phillips
[REDACTED]

LCF

Sent from my iPad

From: info@lcf.ca.gov
Sent: Thursday, July 28, 2022 10:28 AM
To: housingelement@lcf.ca.gov
Subject: New submission from Housing Element Public Comment

Categories: La Canada-Housing Emails

Name
Richard Asher
Email
[REDACTED]
Message
I oppose the 25-30 unit per acre zoning for 600 Foothill Blvd.! This is wrong at so many different levels. Please do not destroy La Canada this way. Most Sincerely, Richard Asher

From: info@lcf.ca.gov
Sent: Thursday, July 28, 2022 2:30 PM
To: housingelement@lcf.ca.gov
Subject: New submission from Housing Element Public Comment

Categories: La Canada-Housing Emails

Name
Glenn Fischel
Email
[REDACTED]
Message
NO NO NO. once again NO on development of 600 Foothill as multi unit residential complex. How many times does the public have to weigh in on this project. Shame on the subcommittee for reviving this horrible idea.

From: info@lcf.ca.gov
Sent: Thursday, July 28, 2022 4:26 PM
To: housingelement@lcf.ca.gov
Subject: New submission from Housing Element Public Comment

Categories: La Canada-Housing Emails

Name
Linda Washburn
Email
[REDACTED]
Message
OH MY.....Looks like the 600 Foothill project is going to be crammed down our throats. THIS IS TOO HIGHT A DENSITY. I OPPOSE 25-30 unit per acre zoning for 600 Foothill Blvd.

From: Keith Eich <keich@lcf.ca.gov>
Sent: Thursday, July 28, 2022 5:10 PM
To: Housing Element Email; Mark Alexander
Cc: Richard Gunter; Henry Oh; Jeffrey McConnell
Subject: Fw: Housing element subcommittee

Categories: La Canada-Housing Emails

From: Edward Nowak [REDACTED]
Sent: Thursday, July 28, 2022 5:09 PM
To: Keith Eich <keich@lcf.ca.gov>
Subject: Housing element subcommittee

[EXTERNAL EMAIL] This email originated outside of the organization. DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe

Mayor Keith Eich
City of La Canada Flintridge

Dear Mayor Eich:

The Housing Element Subcommittee's draft list of properties seems, with respect to the Downtown Village Specific Plan area, facially inconsistent with the principle behind, and the fact of, the City Council's earlier decision against the proposed development at 600 Foothill Boulevard. To the extent there has been disclosure to the public of the thinking behind this, the reasoning is both opaque and incomplete.

As troubling as the intended result of the draft is, as well as the so-far inexplicable basis for it, is the lack of transparency on the part of the Subcommittee on which you sit. As I understand it, the commissioned report that supposedly supports the draft Sites Inventory has yet to be released to the public. You are of course aware from the community's intense involvement last year of the mistrust engendered in the 600 Foothill planning process. If full disclosure is withheld and the public's ability to respond in a most-informed way is thus prejudiced, the current process can only look like more of the same. Against that background, the Council should be loath to put its credibility on the line and instead ensure that the report be made available. At the same time, the Council also needs to provide a detailed justification for all the assumptions made in developing the draft Sites Inventory. The community deserves a full and transparent explanation given what is at stake here.

Very truly yours,

Edward J. Nowak

From: info@lcf.ca.gov
Sent: Thursday, July 28, 2022 5:36 PM
To: housingelement@lcf.ca.gov
Subject: New submission from Housing Element Public Comment

Name

Bob Antonoplis

Email

[REDACTED]

Message

In the draft Sites Inventory, the city provided the following one-size-fits-all, results oriented justification for awarding higher housing densities for certain properties along the north and south side of Foothill:

Where sites included on the inventory do not directly abut a single-family residence, allow a higher residential density of 25-30 du/ac.

Currently, the DVSP permits 12-15 dwelling units per acre, which is a key element of the overall goal of promoting a small town village atmosphere in La Canada. In its unanimous wholesale rejection of the proposed 600 Foothill development last November, all of the City Council members recognized the development differences between the north and south sides of Foothill, and all recommended lower density developments on the south side of Foothill within the DVSP.

Three non-church locations on the south side of Foothill received the 25-30 du/ac upgrade. Two of the three locations are quite small in size, which limits their utility for multifamily developments: (1) the 0.29 acre House America property on the southeast corner of Chevy Chase and Foothill; and (2) the contiguous properties on the southwest corner of Commonwealth and Foothill (814 Foothill: 0.13 acre; 820 Foothill: 0.09 acre, plus the tiny parking lot just west of 820 Foothill. The third property on the south side of Foothill, which in practical terms is the sole beneficiary of this density upgrade, is the large 1.28 acre parcel at 600 Foothill! It's as if the abutting criteria was created to achieve this very result.

Justifying the density upgrade for 600 Foothill solely because the property does not abut a single-family residence is arbitrary and capricious, and clearly shows the City has completely forgotten why the City Council completely rejected the 600 Foothill development in the first place.

Yes, the 600 Foothill property does abut the La Canada Presbyterian Church parking lot, but that is a fact without distinction or relevance. Does abutting a church parking lot change the fact that Woodleigh Lane is only 30 feet wide and is reduced to one-way traffic when cars are parked on both sides? No. Does abutting a church parking lot change the fact that a high density development will cause catastrophic traffic congestion at Foothill and Woodleigh (we've already seen what the ARCO station does by itself!)? Certainly not. Does abutting a church parking lot alleviate the neighborhood parking nightmare created by insufficient parking for residents, visitors, delivery trucks and vendors? Not one bit.

The bottom line, and one that was previously recognized by the City Council, is that the 600 Foothill property simply cannot support a high density development envisioned by the Sites Inventory or the 600 Foothill developers.

The City's Housing Element Grid D map notes that residences at 600 Foothill will be in the RHNA Above Moderate income category, a Housing Element category that the City already meets. Given that a 600 Foothill development doesn't help the city one bit in meeting the state's Housing Element all-important low-income or moderate-income housing requirements, let's remove the 600 Foothill property from the Sites Inventory list and come up with better rationale for awarding higher development densities in the Sites Inventory.

From: SDS Engineering [REDACTED]
Sent: Thursday, July 28, 2022 6:30 PM
To: housingelement@lcf.ca.gov
Cc: Aaron Kumetz; Jacqueline McDuffie
Subject: APNs: 58700011055 , 5870011047 , 5870011049

Categories: La Canada-Housing Emails

[EXTERNAL EMAIL] This email originated outside of the organization. DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe

Hello Emily,

It was nice speaking with you yesterday. As per your instructions, I'm sending this email on behalf of Arlak, Inc. (CCd in this email) to express our interest for rezoning the above mentioned parcels to mixed use (commercial and multi residential). Based on the letters that we received from the planning department (dated June 30, 2022 and July 14, 2022), we understand that this rezoning would be at no cost to the owner. We also assume that the change of zoning will not affect the property taxes. Please inform us otherwise.

Sincerely,

Tom Salehi
Registered Professional Engineer
SDS Engineering, Inc.
[REDACTED]

From: Together La Canada <[REDACTED]>
Sent: Friday, July 29, 2022 11:50 AM
To: [REDACTED]
Subject: Letter to the Subcommittee and City Councilmembers regarding the Site Inventory List
Attachments: TLC Petition Signers 07292022.pdf; LCF Petition on Site Inventory 07292022.pdf

[EXTERNAL EMAIL] This email originated outside of the organization. DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe

Dear Councilmembers: Attached please find the Letter and over 170 signers opposing the density designation for certain properties included in the Site Inventory list.

WHY IS 600 FOOTHILL BACK???

The City's Housing Element Subcommittee released its draft list of properties to include in the City's Housing Element which is due to the State on October 15, 2022.

The Subcommittee changed the rules **to allow 25-30 units per acre developments on the South Side of Foothill Blvd. in the Downtown Village Specific Plan area.** This is just after the City Council, on a **4-0 vote, DENIED** the high-density, three-story project championed by former Councilmember Curtis on the South Side of Foothill Blvd at basically the same density.

**THIS COULD MEAN THAT THE DEFEATED 600 FOOTHILL PROJECT
COULD BE BUILT AT UP TO 47 UNITS!**

PLEASE SIGN OUR PETITION BEFORE JULY 29 AT: www.change.org/600FoothillNo

And, by the Subcommittee's own calculations, we will meet our state required housing units **WITHOUT** zoning 600 Foothill at 25-30 units per acre.

We need to demand that the City Council keep its word and return the 600 Foothill property to the 12-15 dwelling unit per acre standard.



This is a density example at 28 dwelling units per acre. Source: City of La Canada Flintridge Housing Element & Safety Element Update Workshop #2 Planning Commission Meeting, Thursday, June 10, 2021, page 39.

WE NEED YOUR INPUT AND WE NEED IT BY JULY 29!

WHAT CAN YOU DO?

- 1. PLEASE SIGN OUR PETITION BEFORE JULY 29 AT:**
www.change.org/600FoothillNo
- 2. Please write to each councilmember about how you feel about their inclusion of 600 Foothill or any other property you see on their proposed list:**

Mayor Keith Eich

keich@lcf.ca.gov

Mayor Pro-Tem Rick Gunter

rgunter@lcf.ca.gov

Councilmember Terry Walker

twalker@lcf.ca.gov

Councilmember Michael Davitt

mdavitt@lcf.ca.gov

Councilmember Kim Bowman

kbowman@lcf.ca.gov

- 3. You can comment on the City's website here: <https://cityoflcf.org/sites-inventory-second-draft-public-review-july-20-29-2022/>**
- 4. Donate to Together La Canada so we can continue to keep the community informed throughout the ENTIRE Housing Element and Zoning update process. Please send \$300, \$500, \$1,000 or more, payable to TLC to:**

TLC

P.O. Box 1446

La Canada Flintridge, CA. 91012-5446

www.togetherlacanada.com

togetherlacanada@gmail.com

Together La Canada Petition Signers July 29, 2022

Alfred Plamann	Eileen Garabedian	LeRoy W	Rulin Wang
Allison Regan	Elaine Frame	Lijuan Deng	S L
Amanda Pndlyan	Elaine La Marr	Linda Li	S Ross
Amy Chang	Elza Gross	Linda Van Winkle	S.K. Chan
Andy Gaskill	Erika Deacon	Leiqian Chen	Samantha Heer
Anita Hossepiant	Erin Olfson Palmer	Lisa Walker	Samantha Li
Anne Buettner	Fang Zhou	Liuliu Fu	Sanaz Parsi
Barbara Weber	Faye McArthur	Lola Dietrich	Sara Nowak
Bert Bergen	Gail Jagels	lydia xie	Scott Christopher
betty winholtz	Gary Olson	Maggie Lang	Scott Tracy
Bob Antonoplis	George Nakashima	Mark Lessner	Scott Van Dellen
Brett Johnston	Gorik Hossepiant	Margot Simpson	Shana Artz
Brian Wilcox	Greg Molinelli	Marjorie Hunglau	Shannon Loughrin
Cade Herman	Hope Schneider	Marshall Madison	Sheila Ceabtree
CAOTING WU	Hui Wang	Martin Weiss	Shujin Lan
Cardon Walker	Ivy Hou	Mary Tracy	Shujun Zhang
Caren Colburn	Jack Boutros	Michael Gross	Sue Komarek
Carl and Heather Emge	Jack Webster	Michael Xu	Susan Hodge
Carmen Porto	Jacqueline Giragosian	Michele Hantoot	Susan Schmidt
Carol Amico	Jane Penniall	Michele Hipolito	Tammy Hong
Carol Cupp	Jean Summers	Michelle Liang	Tanushree Mondkar
Carol Nakashima	Jeffery Frame	Michelle Washburn	Tatevik Tina Vanatur
Cassie Xu	Jennifer Mester	Michelle Washburn	Terry (Mary T) Liepmann
Catherine Bergen	Jennifer Webster	Min Liang	Thomas E Johnston
Chad Budde	Jiaqi Ma	Nancy Abbott	Till Liepmann
Charles Simpson	Jiaqi Ma	Nancy Antonoplis	Tom Komarek
Charlie Marix	Jim Hartman	Nancy Asher	Toni Bird
Christine Navarro	Jinsu Wang	Nancy Gunther	Vaijayanti Mondkar
Cindy Wilcox	John Webster	Nancy Plamann	Vivian Li
Claire Florentin	Joseph Shuster	Ning lin	Wendy Bianchi
Clayton Clark	Julia Gaskill	Njdeh Ghazaryan	William Stern
Craig Witt	Julia Kwon	Noralyn Peterson	William Weber
Dan Lucchesi	Jun Li	PATRICE GIBSON	Xia Chen
David Haskins	Karen Mathison	Patricia Chambers	Xiaoyu Chen
David McFadzean	Kathy Trumbo	Patty Wynne-Hughes	Xinying Zhang
david taggart	Katie Metz	Peter Raulli	Yael Yuma
Dean Brock	Keith Bradshaw	Phyllis Harb	Zhipeng Zhou
Debbie Tinkham	Kelly Chamberlain	Pius Joseph	
Debbie Weiss	Kent Schmidt	Purple Zhou	
Dede Hubbs	Kimberly Jiang	Rene Steinberg	
Dick Goodspeed	Kristene Hossepiant	Richard Asher	
Don La Marr	Laura Campobasso	Robert Hennon	
Donna Shepherd	Laura Van Dellen	Robin Gruber	
Dorothy Juett	Lauren Oakes	Rosemary Plessner	
Edward Nowak	LeAnn Wei	ROYAL F OAKES	

From: Pamela v [REDACTED]
Sent: Thursday, July 28, 2022 6:44 PM
To: housingelement@lcf.ca.gov
Cc: Pamela woncik
Subject: Public comment on HE site inventory

Categories: La Canada-Housing Emails

[EXTERNAL EMAIL] This email originated outside of the organization. DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe

Why have you only identified businesses or churches on/near Foothill Blvd which in all likelihood never be replaced with housing structures? *How about you identify at least a few places where people might actually be comfortable living in La Canada Flintridge?* The Flintridge Riding Club & Willow Brook Stables comes to mind – if they ever go out of business or choose to sell off some of that property MANY employees at JPL would benefit from an apartment building or condo complex on that very large property & walk/bike to work. Or likewise the Flintridge Tennis Club? It seems there are many places like these scattered in La Canada Flintridge which are large properties situated in pleasant/homey locations which are nicer to live than busy/crowded Foothill Blvd. Also traffic on Foothill is already bad, multi-unit housing would tip it over the brink.

But that said, I think there are a few locations you've identified that would **sincerely be great locations** to build two (maybe even three) story condo/apartments and/or mixed-use structures with business on lower level and housing units on upper levels. Some of your sites are very feasible locations for much needed housing, they'd also actually beautify aging/neglected sections of Foothill Blvd BUT only if it's done right (i.e. you **must** require adequate parking to be built with them so they don't impact surrounding residential streets or residents). In fact I think the city should encourage and incentivize these property (and businesses) owners *right now* to consider replacing their current aging buildings with modern mixed-use multi-level buildings (business on lower level, housing units on upper level/s and including adequate parking structure/s or underground parking):

- Site # 30, 35, 37, 38, 39-43, 45, 46, 48-50 very good candidates for multi-use building as long as a multi-level parking structure/s is also built to replace the current teeny-tiny parking lots now between Valley Sun Ln and the freeway to serve the parking needs of the newly added housing units. The parking structure will also help block noise from the freeway for the residents of these new housing units making it more livable – these are probably all win-win locations.
- Site # 19, 21, 59-61, 90, 91, 98, 99 are second runners-up to the win-win list above.
- Maybe Site #114, 115 but I haven't really seen this location close up, I didn't even know this was part of La Canada LOL
- I've always thought Site #97 was perfect for **Senior Housing and Assisted Living** and always supported that. I took care of my sick elderly parents for over a decade while a single parent and working full time. It was very hard but a labor of sincere love, still it would have been so much easier if there were some place nearby where I could have housed them to. I think it's a perfect location for Senior's who usually don't drive and can only walk short distances. Its centrally located near post office, religious centers, shopping/groceries, dental/medical, etc. But you must require the builder to provide enough parking for all the staff and visitors on-site

Traffic and parking is already a serious hot-mess in the downtown village. Many of the sites (i.e. site# 1-3, 48-55, 77, 110-113) you list are old buildings that could beautified Foothill if replaced with multi-level mixed use & underground parking. BUT it will make traffic on Foothill unbearably worse which is why I suggested alternative locations in my first paragraph. You will make traffic so bad that customers/residents simply will refuse shop or eat in La Canada at all

because it's too uncomfortable to get there ... and the businesses will fail. I speak from experience, the downtown village is already so uncomfortable I typically avoid it and to be honest will drive to Pasadena or Montrose instead. And I'd like to know why we need all these "traffic calming" measures on Foothill like the curbs that jet out so far we can't safely turn right without widely going into other lanes or a traffic signal every 20ft LOL. And now you're restricting Foothill on the west end by the YMCA to "calm traffic" further? Seriously, I've looked at our accident records, and with the exception of Angeles Crest & the ACH/Foothill intersection (oh and the insanity around school drop off/pick up), there were historically relatively few major accidents on Foothill. But since "traffic calming" we now have more fender-benders and narrower dangerous lanes which can't support Public Transportation (if we ever get any in LCF). Why has the city been so determined to implement a solution to a problem that barely existed? What problem did "traffic calming" solve vs the problems it created?

WRT site # 67-69 they look like private homes. I know I'd hate it if I lived in one of those homes and the neighbor built an apartment building next door to me.

Also, WRT Sites #79 & 74 – isn't The Church of the Lighted Window (site 79) a historic site and protected (it's lovely & it should be protected)? But if it isn't protected ***the city should buy sites 79 & 74 ASAP and build your much needed Sports Complexes*** (soccer, football & baseball fields, basketball, Volleyball & Pickleball courts, a grassy gated dog park, meandering bike & walking paths, decent functioning/clean bathrooms and adequate on-site parking).

From: info@lcf.ca.gov
Sent: Thursday, July 28, 2022 7:04 PM
To: housingelement@lcf.ca.gov
Subject: New submission from Housing Element Public Comment

Categories: La Canada-Housing Emails

Name	Ansley Strong
Email	[REDACTED]
Message	<p>Because I have not been actively following this debate, I do not know what any of these state mandates will cost and whom. Always true with voting in Propositions. Will these be taken by eminent domain? If 26 units is the threshold for a contractor to develop housing and the state requires us to come up with 612 such units, then it seems we should try to spread it out. Due to financing, that may not be possible, but the hoopla over the Curtis/600 Foothill development was just: it would change the face and footprint of La Canada Flintridge by inserting an obvious development in the center of our main section of town.</p> <p>Of the properties proposed, the churches should be off the table unless the City is prepared to replace them--or it is a suggestion that the state would get so much pushback on (maybe not) that they would accept our plan. I think the west end of town (Big Lots/Ross/JoAnn's) represents the greatest opportunity to create senior housing. It's close to the Y and could have a (or more) bus stop. It needs the most rethinking. It also offers the largest acreage (I think) and opportunity to do something truly beautiful with some open space.</p> <p>The thrust should be not just to get to 612 units, but to do it so it blends with the character of the existing community. Huge developments belie the Eddy Haskell character of the City. Look to Honolulu Avenue as a way to create these units: ground level replacement of stores with units above, a mixed use solution, that the long-time community supporters want to embrace rather than leave.</p>

From: Keith Eich <keich@lcf.ca.gov>
Sent: Thursday, July 28, 2022 9:23 PM
To: Housing Element Email; Mark Alexander
Cc: Richard Gunter; Jeffrey McConnell; Henry Oh
Subject: Fwd: 600 Foothill

Categories: La Canada-Housing Emails

From: Bob Phillips <b [REDACTED]>
Sent: Thursday, July 28, 2022 9:10 PM
To: Keith Eich <keich@lcf.ca.gov>
Subject: 600 Foothill

[EXTERNAL EMAIL] This email originated outside of the organization. DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe

This project is all about money because it certainly not about esthetics and resident safety.
La Canada-Flintridge is a small city surrounded by major cities that look the part of a metropolis. This is not brought us to La Canada 50 years ago. Good schools, friendly neighbors, local shopping and a place where friends meet friends.
The location is bad enough safety wise by having a semi busy street pouring onto a busy street without signals on the intersection. Speaking of signals, there are signals one block away on either side adding another signal would be like driving n downtown Los Angeles.
I am completely not in favor of adding a mid-size high rise there for the above reasons.
Vote no on 600 Foothill, please.

Sent from my iPhone

From: info@lcf.ca.gov
Sent: Friday, July 29, 2022 12:29 PM
To: housingelement@lcf.ca.gov
Subject: New submission from Housing Element Public Comment

Categories: La Canada-Housing Emails

Name
David McLaughlin
Email
[REDACTED]
Message
Please don't!!

From: info@lcf.ca.gov
Sent: Friday, July 29, 2022 1:22 PM
To: housingelement@lcf.ca.gov
Subject: New submission from Housing Element Public Comment

Categories: La Canada-Housing Emails

Name
David Haxton
Email
[REDACTED]
Message
<p>1. All properties in LCF currently zoned R-3 but not developed with multi-family housing should be on the sites inventory. This includes the dozen properties near Curran St. that were zoned R-3 as part of the last housing element. If the city leaves off from the sites inventory any R-3 properties not already developed with multi-family housing, there needs to be a written explanation of the reasons for not including that property. This is especially needed for the LC Pet Clinic if this R-3 property is left off the sites inventory, since the business is owned by a city councilmember. I promise to complain to HCD and other agencies if LC Pet Clinic is left off the sites inventory without a written and convincing explanation why.</p> <p>2. A property's housing density should be based on more than just whether it directly abuts a single-family residence. A wider view of the area around the property needs to be considered - do the streets that serve the property also serve residences? how many residences? are there alternate streets for the residents to get to their homes? how busy are the streets now? how much busier will the streets be if multi-family residences are built on the property? how does the width of the streets compare to current standards? are there existing parking issues on the streets that would be exacerbated by the occasional overflow parking from multifamily housing? It is appropriate to establish setbacks that depend on whether properties directly abut a single-family residence, but it is not appropriate to set housing density solely on whether properties directly abut a single-family residence. While simple, bright-line rules are easier to implement, they are not always appropriate. You need to look at each property individually and holistically when deciding its housing density.</p> <p>3. The low density of 12-15 dwellings units per acre is too low. It should instead be 10-20.</p> <p>4. Property 97, at 600 Foothill, should be zoned with the lower density of 10-20 dwelling units per acre, due to its location across from a busy gas station, on a narrow street that serves as the primary access route for dozens of nearby houses.</p> <p>5. Properties 95 & 96, which are vacant lots across the street from the Lutheran church, should be removed from the sites inventory because they are not developable. A decade ago the owner was told by the property's water supplier that any development would require the developer to pay to upgrade the water supply lines in the area because they are at capacity. This huge expense effectively makes the lots undevelopable, except as a pocket park.</p>

From: info@lcf.ca.gov
Sent: Friday, July 29, 2022 6:32 PM
To: housingelement@lcf.ca.gov
Subject: New submission from Housing Element Public Comment

Categories: La Canada-Housing Emails

Name
Joan Taylor
Email
[REDACTED]
Message
Please do not allow the multi unit building requested for the 600 Foothill project. This would be a problem for our city with the additional traffic and congestion it would become. It failed to be approved before for good reasons. We would have tremendous problems in the city if this would be permitted. DO NOT ALLOW

From: info@lcf.ca.gov
Sent: Saturday, July 30, 2022 12:24 PM
To: housingelement@lcf.ca.gov
Subject: New submission from Housing Element Public Comment

Name

Jennifer Taw

Email

[REDACTED]

Message

I'm very supportive of removing/reducing housing restrictions to allow for denser and more affordable housing in LCF. I strongly support expanding the density of housing at 600 Foothill Blvd to 25-30 units/acre. Thank you for the work you're doing bringing the town into compliance with state requirements and making it friendlier and more accessible. Looking forward to further developments to also make it more bike- and pedestrian-friendly, to bring more shaded communal spaces, and to bring more small businesses to town.

From: Christopher Wessing [REDACTED]
Sent: Sunday, July 31, 2022 10:41 PM
To: housingelement@lcf.ca.gov
Subject: Re: LCF Rezoning Proposal

Categories: La Canada-Housing Emails

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Hello,

I don't believe we've received a response to this email. Can you please tell us if this is still being pursued?

Thanks,
Chris & Asuka Wessing
[REDACTED]

On Sat, Jul 16, 2022 at 4:56 PM Christopher J. Wessing [REDACTED] > wrote:
Hello,

We received the attached letter today regarding the zoning of our property at 4510 Castle Ln. We apologize for missing the letter sent on June 30, we have been traveling for the past 3 months and just got back into town.

We were actually considering re-zoning our property since it was split from the Jack In The Box property when we purchased it in 2019.

Can you please tell us what the possible options would be for our property? It seems pretty small to fit a multi-family dwelling on it.

Thanks,
Chris & Asuka Wessing

From: info@lcf.ca.gov
Sent: Sunday, July 31, 2022 8:03 PM
To: housingelement@lcf.ca.gov
Subject: New submission from Housing Element Public Comment

Categories: La Canada-Housing Emails

Name
Ronald Falasca
Email
[REDACTED]
Message
We strongly oppose the current development at 600 Foothill Blvd in LCF. The project should be denied or revised to suit the community better.

From: Alex Khatchaturian <[REDACTED]>
Sent: Monday, August 1, 2022 8:58 AM
To: estadnicki@lcf.ca.gov
Cc: [REDACTED]
Subject: La Canada Flintridge Sites Inventory Comments (AB 686, 2018; AB 1397, 2017)
Attachments: Site #80 aerial.jpg; Site #80 photo 1.jpg; Site #80 photo 2.jpg; Site #80 photo 3.jpg; Resolution No. 94-05.pdf; Deed of Trust dated 8.18.2016.pdf

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Ms. Stadnicki,

The following comments are being submitted in reference to the proposed La Canada Flintridge Sites Inventory (Second Draft). I relied on the HCD Housing Element Site Inventory memorandum, dated June 10, 2020, for guidance.

Locational requirements

Pursuant to AB 686, sites identified to accommodate the lower income RHNA must be distributed throughout the community in a manner that **affirmatively furthers fair housing**. "The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development." (Government Code section 8899.50(a)(1)). The total NET Unit Potential for sites identified to accommodate the Lower Income Category RHNA is 543 units. Nearly 70% (377 out of 543) of the Lower Income Category units are concentrated on the west side of the Glendale (2) Freeway. However, this part of the city is not as well suited to accommodate lower income housing units as, say, the Downtown District (from La Canada Boulevard to the I-210 Freeway overpass at Crown Avenue). For instance, there are no grocery stores in the West Gateway District. On the other hand, near the Town Center and all along the DVSP area, households have access to Target, Sprouts, Ralphs, Gelson's and Trader Joe's. Moreover, the city should consider proximity to schools and health care facilities and access to amenities, such as parks, shopping malls, the Farmer's market, and other services when determining which sites are best suited to accommodate the RHNA for lower income households. The majority of the Lower Income Category sites, with the highest density development, should be centrally located in the city, preferably within the Downtown District near the Town Center. Relegating the lower income units to the weakest resourced end of the corridor is not consistent with affirmatively furthering fair housing.

Suitability of nonvacant sites

AB 1397 includes specific criteria for assessment of the realistic availability of nonvacant sites during the planning period. If nonvacant sites accommodate half or more of the lower income need (as is the case in La Canada Flintridge), the housing element must describe findings based on substantial evidence that the existing use does not constitute an impediment for additional residential use on the site.

Specifically, Government Code 65583.2(g)(2) states:

"In addition to the analysis required in paragraph (1), when a city or county is relying on nonvacant sites described in paragraph (3) of subdivision (b) to accommodate 50 percent or more of its housing need for lower income households, the methodology used to determine additional development potential shall demonstrate that the existing use identified pursuant to paragraph (3) of subdivision (b) does not constitute an impediment to additional residential development during the period covered by the housing element. **An existing use shall be presumed to impede additional residential**

development, absent findings based on substantial evidence that the use is likely to be discontinued during the planning period."

The HCD Site Inventory Guidebook (page 27) clarifies the "substantial evidence" standard of proof by stating:

"In general, substantial evidence includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. An example of substantial evidence would be a nonvacant site with a grocery store and with a building lease expiring in a year, and evidence that the store has entered into a lease to relocate to another site subsequent to the lease expiring."

Furthermore, the HCD Site Inventory Guidebook adds:

"Examples of substantial evidence that an existing use will likely be discontinued in the current planning period include, but are not limited to:

- The lease for the existing use expires early within the planning period.
- The building is dilapidated, and the structure is likely to be removed, or a demolition permit has been issued for the existing uses.
- There is a development agreement that exists to develop the site within the planning period.
- The entity operating the existing use has agreed to move to another location early enough within the planning period to allow residential development within the planning period.
- The property owner provides a letter stating its intention to develop the property with residences during the planning period."

The city must make its findings evidencing the suitability of the nonvacant sites available for public comment and review. If findings supporting the realistic development potential for certain lower income sites do not exist, as I believe is the case for most of the identified sites in the West Gateway District, then the city should seek alternative sites that meet the criteria required by AB 1397.

Sites #80-85

The Sites Inventory incorrectly describes the existing use for Site #80 as a "Parking lot". I attached an aerial photo of Site #80 which shows it to be vacant land with a very steep hillside topography. I also visited the site and attached several photos I took for reference. Notice there are power poles all along the west border with Site #81. There is a utility easement recorded on this parcel which combined with the steep topography renders the site essentially undevelopable.

Site #81, which is owned by the same entity as Site #80, is occupied by Ross Dress For Less. The property was refinanced in 2016 and there is a covenant in the deed of trust which prohibits the borrower from demolishing or making any structural modifications to the improvements without the lender's consent. This is a standard clause to protect the lender's collateral that is securing the loan. I attached the Deed of Trust for reference.

Sites #81 (Ross Dress For Less), #82 (FedEx Office), #83 (Lotte Market), #84 (Avianti Jewelry), and #85 (multi-tenant shopping center) all have different owners. The city should verify if there is a reciprocal access and parking easement agreement between the owners of these properties.

One of the conditions of approval for the CUP granted to the Taco Bell at 2151 Foothill is:

"An agreement ensuring full-time reciprocal access between the subject parcel and the adjacent parcel to the east shall be recorded to run with the land in perpetuity."

See condition #37 on page 9 of the attached document, Resolution No. 94-05. Please note the adjacent parcel to the east of Taco Bell is Site #85, a six unit shopping center (Marsh Village Pharmacy, Seoul BBQ, etc.).

The city should investigate the aforementioned impediments and evaluate whether they preclude additional residential development on Sites #80-85 during the planning period.

Sites #86-89

Sites #86-89 collectively measure 2.84 acres. The property is a multi-tenant shopping center with Big Lots as the anchor tenant. It was sold in June 2011 for \$10,700,000. Please note the sites were zoned Mixed Use throughout the previous planning period with up to 30 du/ac residential development potential, yet the use remained as a commercial shopping center.

Scenario C of the economic analysis by the city consultant, Michael Baker International, suggests a residual land value of about \$112,000 per unit for a 1.5 acre site, the closest match to this property. Assuming a density of 30 du/ac, the maximum of the range proposed in the Sites Inventory, Sites #86-89 can accommodate 86 units (2.84 ac x 30 du/ac). Therefore, the land value to a builder with the aim of developing residential units will be about \$9,700,000 (86 units x \$112,000 per unit). This is a million dollars less than what an investor paid for the commercial income property over a decade ago. It is inconceivable that these sites will turn over into residential units at the proposed density range of 25-30 du/ac.

Sites #92-94

Last week the owner of Sites #92-94 submitted plans for the construction of a two-story commercial building. He will not be developing residential units at the proposed density range of 25-30 du/ac. The property is being marketed for lease to prospective commercial tenants.

I urge the city to prepare the Housing Element Site Inventory through the lens of affirmatively furthering fair housing, and to publish findings, with a description of the substantial evidence they are based on, supporting the suitability of the nonvacant sites that have been identified to accommodate the lower income RHNA.

Thank you,
Alex Khatchaturian




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