

**NOTICE OF PUBLIC HEARING AND SUMMARY OF PROPOSED ORDINANCE**

**ADOPTION OF AN UPDATE TO THE HOUSING ELEMENT (GENERAL PLAN AMENDMENT 13-01) AND ADOPTION OF IMPLEMENTING AMENDMENTS TO THE ZONING ORDINANCE AND DOWNTOWN VILLAGE SPECIFIC PLAN (ORD NO. 312) AND REZONING OF SPECIFIED PROPERTIES (ZONE CHANGE 13-07) IN ACCORDANCE WITH THE LAND USE ELEMENT OF THE GENERAL PLAN**

**NOTICE IS HEREBY GIVEN** that the City of La Cañada Flintridge City Council will conduct a public hearing at its meeting on Monday, February 3, 2014, and shall continue this matter to an adjourned regular meeting at a later date for adoption. The public is invited to attend this hearing and to comment on a recommended update of the Housing Element of the La Cañada Flintridge General Plan, recommended amendments to the Zoning Ordinance to implement housing-related policies of the General Plan, recommended amendments to the Downtown Village Specific Plan (Ordinance No. 312) and to rezone properties to be consistent with the Land Use Map of the General Plan. This technical update of the Housing Element is required by State law in accordance with a cycle of review by the State Department of Housing and Community Development in order to address housing needs within the City. This notice is a summary of the proposed ordinance. The amendments to the Zoning Ordinance and the Downtown Village Specific Plan are necessary to implement the policies contained within the Housing Element, and include the following components:

**Multiple Family Residence (R-3) and Residential Planned Development (RPD) Zones**

The proposed amendments would increase the allowable density in each of these zones to a recommended minimum of 20 dwelling units per acre and a required maximum of 30 dwelling units per acre, and make modifications to facilitate the development of multi-family housing in the proposed density range, including eliminating the minimum dwelling unit size for multi-family housing, reducing minimum parking requirements for multi-family housing and providing additional flexibility in parking standards for senior and affordable housing project, and simplifying ordinance standards in several locations. The proposed amendments would also modify permit requirements for multi-family housing projects in the R-3 zone to allow all multi-family housing projects "by right" throughout the zone.

**Mixed Use (MU) Zone**

The proposed amendments would create a new mixed use (MU) zone, as well as development and design standards associated with the zone. Commercial and residential uses would be combined in a single building within this zone. Allowable uses and permit requirements within the MU zone would be similar to those allowed within the existing Community Planned Development (CPD) zone, with the exception of auto-oriented uses such as vehicle sales and repair, which are not proposed in the MU zone. The proposed density in the MU zone would include a recommended minimum of 20 dwelling units per acre and a required maximum of 30 dwelling units per acre. Development standards for the MU zone would be similar to those in the R-3 and RPD zones, and would incorporate standards to create a pedestrian-friendly environment with a mix of small-scale commercial and residential uses.

**Downtown Village Specific Plan (DVSP)**

The proposed amendments would modify standards in the Residential District to eliminate the requirement that multi-family housing projects be for seniors only, and would modify the DVSP standards slightly to eliminate language that may discourage the development of multi-family housing projects in the DVSP area.

**Single Room Occupancies (SROs)**

The proposed amendments would modify the CPD zone to allow SRO facilities with a Conditional Use Permit. The amendments include minimum standards for SRO facilities to ensure they are designed and managed to adequately meet the needs of residents and to be sensitive to surrounding uses.

**Emergency Shelters**

The proposed amendments would modify the CPD zone to allow emergency shelters by right within the zone to meet the needs of the City's homeless population as required by the State. Any additional shelters provided beyond this minimum would require a Conditional Use Permit. In addition, the amendments include minimum standards for emergency shelters to ensure they provide amenities and services to meet the needs of shelter residents, and are also managed to be sensitive to surrounding uses.

**Transitional and Supportive Housing**

The proposed amendments would define transitional and supportive housing, and provide for their regulation in accordance with state law.

**Affordable Housing Density Bonus**

The proposed amendments would incorporate the affordable housing density bonus requirements included in state law into the zoning ordinance, including eligibility requirements and procedures for granting a density bonus or other development incentive.

**Reasonable Accommodation**

In accordance with state law, the proposed amendments would add a formal procedure for a Reasonable Accommodation procedure to the zoning ordinance in order to afford disabled persons an equal opportunity to use and enjoy a dwelling. The proposed amendments would establish procedures for making reasonable accommodation requests, including application, review, decision making, and appeal processes.

**City Zoning Map**

The proposed amendments would formally adopt the City's zoning map into the zoning ordinance. The adoption of the Zoning Map into the zoning ordinance provides legal recognition that the current Zoning Map, which is already maintained by the City, is the official method of designated zoning for properties within City boundaries.

Assessor's Parcel No.	Property Address	Current Zoning	Proposed Zoning
5810-014-022	4479 Rockland Pl	CPD	R-3
5810-015-015	2160 Foothill Blvd	CPD	R-3
5810-015-016	2160 Foothill Blvd	CPD	R-3
5870-008-021	4504 Rockland Pl	CPD	R-3
5870-008-022	4503 Castle Ln	CPD	R-3
5870-001-013	No Address	CPD	Mixed Use
5870-001-014	2111 Foothill Blvd	CPD	Mixed Use
5870-001-015	2125 Foothill Blvd	CPD	Mixed Use
5870-001-016	2135 Foothill Blvd	CPD	Mixed Use
5870-001-017	2137 Foothill Blvd	CPD	Mixed Use
5870-001-018	2139 Foothill Blvd	CPD	Mixed Use
5870-001-019	2151 Foothill Blvd	CPD	Mixed Use
5870-010-037	2271 Foothill Blvd	CPD	Mixed Use
5870-010-043	2243 W Foothill Blvd	CPD	Mixed Use
5870-010-044	2243 W Foothill Blvd	CPD	Mixed Use
5870-010-045	2251 W Foothill Blvd	CPD	Mixed Use
5870-010-046	2251 W Foothill Blvd	CPD	Mixed Use
5870-011-056	2383 Foothill Blvd A	CPD	Mixed Use
5870-011-057	2355 Foothill Blvd	CPD	Mixed Use
No APN	1919 Verdugo Blvd	CPD	Mixed Use
No APN	1929 Verdugo Blvd	CPD	Mixed Use
No APN	1929 Verdugo Blvd	CPD	Mixed Use
No APN	1939 Verdugo Blvd	CPD	Mixed Use
5813-007-015	4473 Indiana Ave	R-1-5,000	R-3
5813-007-016	4471 Indiana Ave	R-1-5,000	R-3
5813-007-022	4465 Indiana Ave	R-1-5,000	R-3
5813-014-005	1420 Foothill Blvd	CPD	R-3
5813-014-015	1431 Curran St	R-1-5,000	R-3
5813-014-016	1413 Curran St	R-1-5,000	R-3
5813-014-017	4474 Indiana Ave	R-1-5,000	R-3
5813-014-018	1425 Curran St	R-1-5,000	R-3
5813-014-019	1400 Foothill Blvd	CPD	R-3
5813-014-020	1438 Foothill Blvd	CPD	R-3
5813-014-031	No Address	R-1-5,000	R-3
5813-014-036	1417 Curran St	R-1-5,000	R-3
5813-014-038	1421 Curran St	R-1-5,000	R-3
5813-014-039	1428 Foothill Blvd	CPD	R-3
5813-014-040	1432 Foothill Blvd	CPD	R-3

The hearing will be conducted in the Council Chambers on the lower level of City Hall, 1327 Foothill Boulevard. The City Council convenes at 7:00 p.m. The order of items on the agenda will be determined during the week prior to the hearing.

HEARING DATE AND TIME:

MONDAY, FEBRUARY 3, 2014 AT 7:00 PM

LOCATION:

CITY COUNCIL CHAMBERS, CITY HALL  
1327 FOOTHILL BOULEVARD  
LA CAÑADA FLINTRIDGE, CA 91011

Copies of all relevant documents and the amendments to the Zoning Map are available for review. Copies may be viewed during normal business hours in the Community Development Department, 1327 Foothill Boulevard, La Cañada Flintridge and on the City's website at <http://www.lcf.ca.gov> under General Plan.

If you challenge the Housing Element amendments, the Zoning Ordinance amendments, the Downtown Village Specific Plan amendments, the Zoning Map amendments and/or the environmental determination action(s) 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(s). The City Council requests that, when possible, correspondence be submitted a week before the scheduled meeting date.

Carol Cowley  
Acting City Clerk