



Date: November 26, 2013

To: Press

From: Community Development Director

Subject: Clarifying Memo Regarding Zone Changes and Housing Element

The City has received inquiries from the public regarding the purpose and effect of the proposed Zone Change implementing the Housing Element process. The information below is intended to clarify the purpose and effect of the current proposals and to correct any misunderstandings.

The City is in the process of considering the re-zoning of the Curran/Indiana area to apartment zoning (R-3) to be consistent with the Land Use Element of the newly adopted General Plan and to meet the requirements of the State of California required Housing Element. The area is currently zoned commercial (CPD) and single-family residential (R-1). Over the course of six years, the City developed with public input, and then adopted earlier this year, a new General Plan. The General Plan lays down the official policies for, among other things, development of the City. As a part of the State requirements for the General Plan's Certified Housing Element, the City must designate additional acreage in the City that "could" be developed for multi-family residences. One of those areas designated was the Curran/Indiana area, and the other was at the intersection of Foothill Boulevard and La Canada Plaza. These sites were designated and approved by the City Council in January 2013 as a part of the General Plan. Now, under State law, the City must rezone these same properties to be consistent (match up) with the General Plan. At the same time, the current City R-3 development standards do not meet the requirements of the State Department of Housing and Community Development. So, the City is also required under State law to establish new standards in order to obtain a Certified Housing Element from the State. As a result, the current rezoning proposals and implementing regulations are required for conformance with State law.

Failure of the City to undertake the rezoning and implementing regulations would result in the City not having a Certified Housing Element, which in turn may result in the loss of future State funding to the City.

Furthermore, State law requires all cities to include within its code provisions for emergency shelters, transitional housing (short term assisted rental housing), supportive housing, single room occupancy facilities, reasonable accommodations for individuals with disabilities, and affordable housing density bonuses, as these terms are defined in State law. If a city has no regulations for emergency shelters, State law allows such shelters almost anywhere within the City. The proposed new regulations would limit the location of such facilities to the CPD (Commercial) zone.

The Planning Commission will hold a public hearing on November 26th at 6:00 p.m. to take public comments on these matters. In addition, prior to the public hearing at 5:00 pm there will be a study session explaining the proposed zone changes and Housing Element. Written comments can also be submitted prior to the Planning Commission meeting by sending them to:

**City of La Canada Flintridge
Department of Community Development
1327 Foothill Blvd.
La Canada Flintridge, CA. 91011**

Or by Fax to (818) 790-8895

Or by email to fbuss@lcf.ca.gov

There will also be subsequent opportunities for the public to comment at a City Council meeting following the Planning Commission meeting. The City Council meeting will be advertised ten days in advance of the meeting.

Please feel free to contact Fred Buss, Senior Planner at (818) 790-8881 if you have any questions.