

9.0

HOUSING ELEMENT

9.1 Introduction

9.1.1 Setting

Encompassing approximately 8.6 square miles, the City of 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, carefully maintained homes, and a strong commitment by residents to educational and volunteer activities, La Cañada Flintridge is home to approximately 20,246 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, with only 106 net new units added since 2000. While housing stock is relatively stable, the City has experienced changes in its population, which impacts housing needs. For example, the City has seen a dramatic increase in its Asian population, growing from 21 percent to 26 percent between 2000 and 2010. Many Asian households experience housing needs related to larger household sizes due to extended families residing under one roof.

The age distribution in the community has also shifted over the period. Between 2000 and 2010, the median age in the community increased from 42.1 to 45.9

years. In 2010 seniors accounted for 16 percent of the population, with this proportion increasing between 2000 and 2010 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 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 median sales price in 2012 for a single-family home nearing \$1.2 million. In contrast, apartment rental rates are fairly reasonable (\$1,650 per month for a two-bedroom apartment), although limited in supply and vacancy. In addition, land, environmental, and infrastructure constraints combine to keep land prices high. Due to these constraints, recent housing growth has primarily occurred through limited single-family infill development and the construction of second dwelling units on single-family parcels.

The City's [2013-2021](#) 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 and Verdugo Boulevard, single-family infill, and provisions for second units.

9.1.2 Role of the Housing Element

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the state's major housing goal. Recognizing the important role of local planning programs in pursuit of this goal, the state law requires each jurisdiction to periodically prepare a housing element as part of its comprehensive general plan. Section 65583 of the Government Code sets forth the specific components to be contained in a housing element. This [2013-2021](#) La Cañada Flintridge Housing Element is prepared in compliance with state law and covers the period of [October 15, 2013](#) through [October 15, 2021](#).

This Housing Element identifies strategies and programs that focus on:

- conserving and improving existing affordable housing,
- providing adequate housing sites,
- assisting in the development of affordable housing,
- removing governmental and other constraints to housing development, and
- promoting equal housing opportunities.

The La Cañada Flintridge Housing Element consists of the following major components:

- an analysis of the City's demographic and housing characteristics and trends;
- a review of potential market, governmental, and infrastructure constraints to meeting La Cañada Flintridge's identified housing needs;
- an evaluation of land, financial, and administrative resources available to address the City's housing goals; and
- the Housing Plan, which addresses the City's identified housing needs, including housing goals, policies, and programs.

9.1.3 Data Sources

In preparing the Housing Element, various sources of information were consulted. The 2000 and 2010 Census provide the basis for population and household characteristics. Several other sources of information were used to supplement and provide reliable updates to the 2000 and 2010 Census:

- 2009-2011 American Community Survey (ACS).
- 2013 State Department of Finance estimates
- 2012 Bureau of Labor Statistics
- Housing market information, such as home sales, rents, and vacancies, was updated by surveys of apartment complexes, Los Angeles Times/Dataquick information, and review of building permit data.
- Lending patterns for 2012 home purchase and home improvement loans were provided through the Home Mortgage Disclosure Act (HMDA) database.

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.

This Housing Element builds upon the other General Plan elements and is consistent with the policies and proposals set forth by the plan. As the General Plan is amended through time, the City will review the Housing Element for internal consistency and make revisions as appropriate. Pursuant to State law, the Safety Element has incorporated discussions on flood hazards and policies on flood management.

9.1.5 Public Participation

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 opportunities to review and comment on the City's proposed Housing Element and recommend programs before adoption.

9.1.5.1 Community Workshop

A Housing Element community workshop was conducted on [October 30, 2013](#) specifically for receiving public input regarding the update of the City's Housing Element [as well as actions to implement commitments contained in the previous Housing Element for the 2008-2014 planning period](#). This workshop was 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.](#)

[The community meeting on October 30, 2013 was attended by two housing developers, who discussed issues including site acquisition, permitted densities, parking requirements, and the project approval process.](#)

9.1.5.2 Public Hearings

The City [will](#) conduct a public hearing before the [Planning Commission on November 26, 2013 to review the Draft Housing Element as well as proposed zoning amendments to facilitate a variety of housing options in the City, including transitional housing, supportive housing, emergency shelters, single-room occupancy housing, high-density multi-family housing, and mixed use development.](#)

Before the adoption of the Housing Element, the City will conduct additional public hearings before the Planning Commission and City Council to receive input on the draft Housing Element.

9.2 Needs Assessment

In order to ascertain the specific housing needs of present and future residents of La Cañada Flintridge, an assessment of the community's demographic and housing characteristics is required. The following Needs Assessment provides an overview of the City's population, a description of household and housing stock characteristics, and an analysis of the City's regional housing needs. This assessment serves as a foundation from which future housing objectives and recommendations may be developed.

9.2.1 Population Characteristics and Trends

Population trends, age, ethnicity, income, employment, housing and household information, and special needs all play a factor in assessing future housing need and the types and distribution of other land uses. The information and projections provided by the sources noted previously are presented below to aid in evaluating historical demographic and housing trends and identifying anticipated future trends.

9.2.1.1 Population Growth Trends

Prior to 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 Canyon, 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's adopted policy is to retain the community's natural and semi-rural character. In addition, the presence of environmental and infrastructure constraints (e.g., hillside topography, wildfire hazards, lack of sanitary sewers) on much of the remaining vacant land in the City precludes extensive development. In contrast to the populations of the County and

surrounding communities, which grew significantly between 1980 and 1990, the City's population declined by 3.8 percent (from 20,153 to 19,378) during those 10 years.

La Cañada Flintridge again experienced a slight increase in growth from 1990 to 2000. Between 2000 and 2010, [however](#), population in the City decreased by approximately 0.4 percent and is currently at 20,246, according to the 2010 Census and shown on Table HE-1.

Table HE-1. Regional Population Growth

City	2000	2010	Change (2000–2010)	
Los Angeles	3,694,820	3,792,621	97801	2.7%
Glendale	194,973	191,719	-3254	-1.7%
Pasadena	133,936	137,122	3186	2.4%
La Cañada Flintridge	20,318	20,246	-72	-0.4%

Sources: Bureau of the Census, 2000 and 2010.

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. As shown, the largest age groups in 2000 and 2010 include residents that are in the 0 to 14 and 45 to 54 ranges, with the smallest age group as the 21 to 24 range. This suggests that the City contains a considerable young family population. However, the 0 to 14 age group is declining. Also notable is the steady increase in the senior population, which has incrementally risen since 1990. As such, the City is experiencing an aging population as the number of families with young children decreases and the number of senior households increases.

Table HE-2. Age Characteristics and Trends

Age Group	1990		2000		2010 ¹	
	Number	Percent	Number	Percent	Number	Percent
0–14	3,906	18.8	4,835	23.8	3,965	19.6
15–20	1,592	9.6	1,838	9.0	1,852	9.1
21–24	682	3.5	417	2.1	861	4.3
25–34	1,735	9.0	972	4.8	1,021	5.0
35–44	3,410	17.6	3,279	16.1	2,136	10.6
45–54	3,216	16.6	3,795	18.7	4,039	19.9
55–64	2,219	11.5	2,340	11.5	3,185	15.7
65–74	1,657	8.6	1,498	7.4	1,695	8.4
75–84	783	4.0	1,016	5.0	1,068	5.3
85+	178	0.9	328	1.6	424	2.1
Total	19,378	100.0	20,318	100.0	20,246	100.0
Under 65	16,760	86.5	17,476	86.0	17,059	84.3
Over 65	2,618	13.5	2,842	14.0	3,187	15.7

¹The 2010 Census age groups for young adults are slightly different than provided in 1990 and 2000. In 2010, the age brackets are 15-19 and 20-24 (a shift of one year between the two groups).

Sources: Bureau of the Census, 1990, 2000, and 2010.

9.2.1.3 Race and Ethnicity

Shifts in the ethnic and racial composition of a community's population can have important implications for the nature and extent of housing needs. The size and type of housing preferred and neighborhood preferences often vary by cultural backgrounds.

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 City population. According to the 2010 Census, persons who categorized themselves as Hispanic represent nearly 6 percent of La Cañada Flintridge's population, compared to nearly 48 percent of the population in Los Angeles County as a whole.

Table HE-3. Race and Ethnicity

Category	La Cañada Flintridge		Los Angeles County
	Number	Percent	Percent
Not of Hispanic Origin			
White	13,094	64.7	27.8
Black	101	0.5	8.3
American Indian	4	0.0	0.2
Asian	5,181	25.6	13.5
Native Hawaiian/Other	54	0.2	0.5
Two or More Races	545	2.7	2.0
Hispanic Origin	1,267	6.3	47.7
Total	20,246	100.0	100.0
Source: Bureau of the Census, 2010.			

9.2.2 Employment Trends and Projections

9.2.2.1 Occupations

According to the 2009-2011 American Community Survey (ACS) (Table HE-4), the largest employment sectors were:

- Professional/Scientific/Management;
- Education/Health/Social Services; and
- Information/Finance/ Insurance/Real Estate.

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
Farming/Fishing/Forestry	0	0.0
Construction/Manufacturing	814	9.1
Wholesale/Retail Trade	1,150	12.9
Transportation/Warehousing/Utilities	79	0.9
Information/Finance/Insurance/Real Estate	1,839	20.6
Professional/Scientific/Management	2,060	23.1
Education/Health/Social Services	1,886	21.1
Art/Entertainment/Recreation/Accommodation/Food Service	477	5.4
Other Services	341	3.8
Public Administration	275	3.1
Total Employed	8,921	100.0
Source: American Community Survey, 2009-2011 Estimates		

9.2.2.2 Occupational Wages

Wages reported by the California Department of Employment Development show that the average salary in the Los Angeles Metropolitan area was \$52,754 in 2013 (see Table HE-5). Of the employed residents in La Cañada Flintridge, nearly one quarter worked in the education, health, and social services industries. The average salaries for these occupations ranged from \$60,169 for education down to \$51,479 for social service occupations. Health care practitioners earned an average of \$86,329, while healthcare support services employees earned an average salary of \$31,084.

Approximately 20 percent of the population worked in the professional, scientific, and management industries. These are higher paying industries with salaries averaging \$124,197 for management and \$76,860 for all science occupations. Professional occupations include legal, medical, and architecture and engineering professions, which earned average salaries ranging from \$92,882 to \$125,853.

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

Occupations	Average Salary
Legal	\$125,853
Management	\$124,197
Architecture and engineering	\$92,882
Art, design entertainment, sports, and media	\$89,122
Healthcare practitioners and technical	\$86,329
Computer and mathematical	\$85,861
Life, physical, and social science	\$76,860
Business and financial	\$75,680
Education, training, and library	\$60,169
Construction and extraction	\$54,607
<i>Mean</i>	\$52,754
Community and social service	\$51,479
Protective service	\$49,962
Installation, maintenance, and repair	\$49,161
Sales	\$40,728
Office and administrative support	\$38,043
Transportation and material moving	\$34,294
Production	\$32,222
Healthcare support	\$31,084
Personal care and service	\$28,022
Farming, fishing, and forestry	\$27,243
Buildings and grounds cleaning and maintenance	\$26,986
Food preparation	\$22,011

Source: California Department of Employment Development Statistics, 2013 1st Quarter.

9.2.3 Household Characteristics

9.2.3.1 Household Trends

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 of the 2010 Census, there were a total of 6,849 households in the City, an increase of only 0.4 percent. As shown in Table HE-6, between the years of 1990 and 2000 the City increased by 129 households, which represents an increase of approximately 2 percent.

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 1990. Between 1990 and 2000, households increased by nearly 5 percent. However, the County has also shown a slowdown in household growth to only 3.4 percent between 2000 and 2010.

Table HE-6. Household Trends

Year	Number	Change	% Change	Simple Annual % Change
City of La Cañada Flintridge				
1990	6,694	—	—	—
2000	6,823	129	1.9	0.2
2010	6,849	26	0.4	0.04
Los Angeles County				
1990	2,989,552	—	—	—
2000	3,133,744	144,222	4.8	0.5
2010	3,241,204	107,460	3.4	0.3

Sources: Bureau of the Census, 1990, 2000, and 2010.

9.2.3.2 Household Size

The size of households influences housing needs. A substantial change over time in average household size may indicate a change in the composition of a community. In a city with a growing number of elderly households, the average household size will decrease over time, while in another community a growing household size will indicate a trend toward larger families.

As shown in Table HE-7, households containing two persons represented the largest [single share](#) of households in the City (33% of owner-households and 22% of renter-households) in 2010, followed by four-person households (23% of both owner- and renter-households). Household size trends combined with the City's age trends (primarily 0 to 13 and 35 to 54 age ranges) indicate that in addition to young family-households, there are a considerable number of households where children have left home. The average household size in La Cañada Flintridge is comparable to the average in Los Angeles County but larger than most surrounding communities (Table HE-8).

Table HE-7. Household Size

Household Size (Persons)	Owner-Households		Renter-Households	
	Number	Percent	Number	Percent
1	781	12.8	143	19.6
2	1,999	32.7	162	22.2
3	1,183	19.3	147	20.2
4	1,380	22.5	164	22.5
5	549	9.0	84	11.5
6	173	2.8	22	3.0
7+	55	0.9	7	1.0
Total	6,120	100.0	729	100.0
Avg. Household Size	3.16		2.81	
Sources: Bureau of the Census, 2010.				

Table HE-8. Average Household Size

Jurisdiction	2010 Average Household Size
La Cañada Flintridge	2.95
Burbank	2.45
Pasadena	2.42
South Pasadena	2.43
Glendale	2.63
Los Angeles County	2.98
Sources: Bureau of the Census, 2010.	

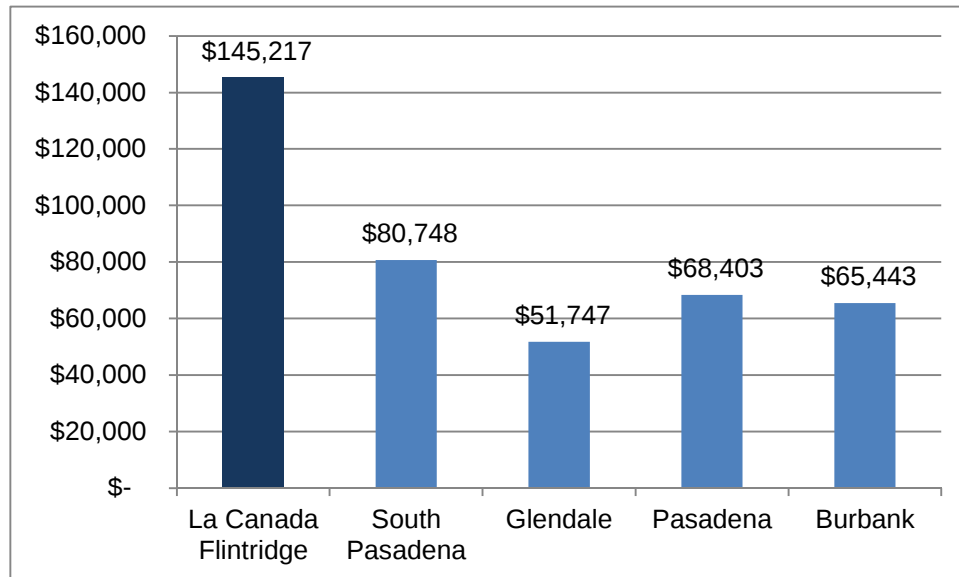
9.2.3.3 Household Income

Household income is an important factor that affects housing opportunity in a community. It determines a household's ability to balance housing costs with other basic necessities, such as food and clothing. Income levels can vary significantly among households and family type, tenure, location, race, and ethnicity.

Household income data for La Cañada Flintridge's is available from the [American Community Survey \(2009-2011 estimates\)](#). Figure HE-1 shows that La Cañada Flintridge's median household income is significantly higher than the median incomes of all neighboring communities. It is twice as much as the second highest community of South Pasadena and well above the Los Angeles

County median income of \$54,630 per household for the same period. Between 2009 and 2011, almost 36 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: Bureau of the Census, American Community Survey (2009-2011 Estimates).

Table HE-9. Household Income

Income Range	2009-20011	
	Number	Percent
Less than \$10,000	22	0.3
\$10,000 to \$14,999	23	0.3
\$15,000 to \$24,999	200	3.0
\$25,000 to \$34,999	298	4.4
\$35,000 to \$49,999	427	6.3
\$50,000 to \$74,999	678	10.0
\$75,000 to \$99,999	416	6.2
\$100,000 to \$149,999	1,414	20.9
\$150,000 to \$199,999	867	12.8
\$200,000 or more	2,406	35.6
Total	6,751	100.0
Median Income	\$145,217	
Source: 2009-2011 American Community Survey.		

9.2.3.4 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:

- **extremely low income:** households earning less than 30 percent of the Area Median Income (AMI) of the County of Los Angeles;
- **very low income:** households earning between 31 and 50 percent of the AMI;
- **low income:** households earning between 50 percent and 80 percent of the AMI;
- **moderate income:** households earning between 81 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 2013 was \\$64,800](#). Table HE-10 is based on the estimated household income for 2005-2009. The proportions of extremely low, very low, and low income groups comprised about 13 percent of City households. Approximately 79 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 Households²
Extremely low	Less Than 30	\$17,950–\$27,650	3.6
Very low	31–50	\$29,900–\$46,150	3.3
Low	51– 80	\$47,850–\$73,800	6.6
Moderate	81–120	\$54,450–\$83,950	7.7
Above moderate	>120	>\$83,950	78.8

Notes:

1. Income range based on 1 to 5 person households [for 2013](#).

2. Income distribution is based on SCAG 2005-2009 American Community Survey data.

Sources: SCAG Income Distribution ([2005-2009](#)); HCD Income Limits ([2013](#)).

9.2.3.5 Tenure

Household tenure, or the ratio between owner- and renter-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-11, homeowners in the City outnumber renters almost nine-to-one. In comparison to the County, the City has a substantially higher proportion of homeownership. In 2010, City homeownership rate (at 89%) is nearly double the County rate (48%).

Table HE-11. Tenure Comparison

Occupied Units	2000		2010	
	Number	Percent	Number	Percent
Los Angeles County				
Owner	1,499,694	47.9	1,544,749	47.7
Renter	1,634,080	52.1	1,696,455	52.3
Total	3,133,774	100.0	3,241,204	100.0
La Cañada Flintridge				
Owner	6,126	90.0	6,120	89.4
Renter	680	10.0	729	10.6
Total	6,806	100.0	6,849	100.0

Source: Bureau of the Census, 2000 and 2010.

9.2.4 Housing Problems

9.2.4.1 Overpayment

Overpayment is an important measure of the affordability of housing within a community. Overpayment for housing is based on the total cost of housing compared to a household's ability to pay. Specifically, overpayment is defined as a household paying more than 30 percent of its gross household income for housing. According to the Census, housing cost is the monthly owner costs (mortgages, homeowner's association fees, utilities, taxes, and insurance) or the gross rent (contract rent and utilities).

Table HE-12 shows that nearly 40 percent of La Cañada Flintridge households were overpaying for housing. However, given most households in the City earned above moderate incomes, overpaying of housing costs is more likely a lifestyle choice than necessity for many.

Table HE-12. Households Overpaying for Housing

	Total Renters	Total Owners	Total Households
Overpaying (30% of Income)	140	1,139	1,279
Severe Overpaying (50% of Income)	114	1,285	1,399
Total Overpaying Households	254	2,424	2,678
Total Households	599	6,175	6,774
% of Total Households	42.4	39.3	39.5

Source: SCAG 2005-2009 American Community Survey

9.2.4.2 Overcrowding

Overcrowding is defined by the State 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. In the City of La Cañada Flintridge there were a total of 79 overcrowded households between 2009 and 2011 (Table HE-13).

Table HE-13. Overcrowded Households

Persons per Room	Renter- Households	Owner- Households	Total Households
1.01-1.50	8	37	45
1.51+	13	21	34
Total Households	21	58	79

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

9.2.5 Special Needs

Segments of the population require special housing needs. These include seniors, disabled, female-headed households, large households, farmworkers, and the homeless. Often, these are low income households who have limited access to housing choices.

Table HE-14 shows the presence of special needs populations in La Cañada Flintridge. Households with elderly members (32%) were the largest special needs group in the City, followed by elderly-headed households (28%) and female-headed households (16%). The specifics of special needs groups will be explored in the following discussions.

Table HE-14. Special Needs Populations

Special Needs Group	# of Persons or Households	# of Owners	# of Renters	% of Total Households or Persons
Persons 65+	3,187	–	–	15.7
Elderly-headed households	1,916	1,832 (96%)	84 (4%)	28.0
Elderly living alone	559	520 (93%)	39 (7%)	8.2
Disabled persons	1,183	–	–	5.8
Large households	890	777 (87%)	113 (13%)	13.0
Female-headed households	1,122	1,009 (90%)	203 (10%)	16.4
Female-headed households with children	243	--	--	3.5
Farmworkers	0	–	–	0.0

Sources: Bureau of the Census, 2010 Census and 2009-2011 American Community Survey (ACS)

9.2.5.1 Seniors

Seniors often age in place, 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-15, 2,618 seniors resided in the City in 1990. Between 1990 and 2000, the senior population increased at 0.9 percent annually. In 2000, the senior population grew to 2,842, representing 14 percent of the total population. As of 2010 the senior population was counted at 3,187 persons or 15.7 percent of the total population.

Table HE-15. Senior Population

Year	Number of Seniors	Change	% Change	Simple Annual % Change
1990	2,618	–	–	–
2000	2,842	224	8.6	0.9
2010	3,187	345	12.1	1.2

Sources: Bureau of the Census, 1990, 2000, and 2010.

Table HE-16 shows the number of homes within the City that were headed by seniors. In 2000, the number of senior households was estimated to be 1,784. Between 1990 and 2000, the City's senior households increased by nearly 13 percent. In 2000, seniors accounted for 26 percent of householders in the City. The 2010 Census estimates that 1,916 households (28 percent) in the City were headed by elderly persons. Specifically in 2010, there were 559 elderly persons living alone. These trends indicate a need for different housing options for seniors in the community.

Table HE-16. Senior Household Trends

Year	Number of Senior Occupied Homes	Change	% Change
1990	1,586	—	—
2000	1,784	198	12.5
2009-11	1,916	132	7.4

Sources: Bureau of the Census, 1990 and 2000 Census, and 2009-2011 American Community Survey

In 1990, almost 5 percent of the City's senior households were renters, as shown in Table HE-17. In Los Angeles County, 32 percent of the senior households rented their housing. The number of senior renters in the City decreased to about 4 percent between 1990 and 2000. In 2010, slightly over 4 percent of the households in the City were renters.

Senior homeowners are considerably more prevalent in La Cañada Flintridge than renters. Senior homeowners represented 96 percent of all senior households in 2010. Seniors are more inclined to be homeowners because they tend to have lived in a community for an extended period of time and were able to secure homeownership before the price of housing took off during the last two decades.

Table HE-17. Senior Households by Tenure

Occupied Households	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Owner	1,511	95.4	1,637	96.1	1,832	95.6
Renter	73	4.6	67	3.9	85	4.4

Source: Bureau of the Census, 1990, 2000, and 2010.

9.2.5.2 Disabled Persons

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 wheel chair ramps, holding bars, special bathroom designs, wider rooms, and other features. Similar to elderly individuals, disabled persons also have special housing needs in terms of location. The disabled often need to be located near public facilities and alternative transportation services.

The American Community Survey (ACS) estimates that 1,183 residents (5.8 percent of the population) in the City had one or more disabilities between 2009 and 2011. The majority of the City's disabled population is comprised of seniors with self-care and independent living difficulties (Table HE-18). Five residential care facilities for the elderly in the City provide a total of 30 beds for elderly persons with disabilities.

Table HE-18. Disabilities Tallied

Type of Disability	% with Disabilities			Total
	Age 5–17	Age 18–64	Age 65+	
Hearing	0.0	34.8	49.3	41.8
Vision	0.0	7.1	8.4	7.4
Cognitive	78.6	38.5	12.0	23.9
Ambulatory	29.8	34.5	5.7	15.2
Self-Care	73.8	7.8	20.6	20.9
Independent Living	0.0	23.3	48.9	38.5
Total Disabled Persons	84	322	777	1,183

Note: A person can have multiple disabilities.

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

A recent change in State law (SB 812 passed in November 2010) requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal 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;
- 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.

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 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.

The Census does not record developmental disabilities. The Franklin Developmental Center provides services for persons with developmental disabilities in La Cañada Flintridge. As of September 2013, the Center was serving 113 La Cañada residents. Of these, four persons were living independently but the majority of them (109 persons) were living with parents, relatives, or legal guardians. Among those living with family or relatives, the Center estimates that 69 were minors and 44 were adults. A portion of these adult clients may desire independent living arrangements.

9.2.5.3 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-19, 13 percent or 890 households in the City met the definition of large households. The County had a larger percentage of large households at 18 percent.

Table HE-19. Household Size by Tenure

Household Size (Persons)	Owner	Renter	Total	Percentage
1	781	143	924	13.5
2	1,999	162	2,161	31.6
3	1,183	147	1,330	19.4
4	1,380	164	1,544	22.5
5	549	84	633	9.2
6	173	22	195	2.8
7 +	55	7	62	0.9
Total	6120	729	6,849	100.0

Source: Bureau of the Census 2010.

9.2.5.4 Single-Parent Households

Single-parent households are considered a special needs group due to the need for reasonable day care, health care, and affordable housing. Single-parent households often have lower incomes, limiting their access to available housing, and are at risk of becoming homeless or additionally cost-burdened by rising housing costs.

As shown in Table HE-20, a significant portion of single-parent households had a female as the head of the household. The 2000 Census counted 3,113 family households with children under 18 years of age in the City of La Cañada Flintridge. Of these households, 403 or 13 percent were headed by a single parent, with the majority being headed by females. In 2010, the number and proportion of married couples decreased, primarily due to the decrease in families with school-age children. Similarly, female-headed families with children also decreased numerically and proportionately.

In the City of La Cañada Flintridge, 19 percent of the female-headed families were living in poverty. Specifically, 28 percent of the female-headed families with children were living in poverty.

Table HE-20. Households with Children

Household Type	2000		2010	
	Number	Percent	Number	Percent
Married couple households	5,119	75.2	5,029	73.4
With children under 18 years old	2,710	52.9	2,393	47.6
With no children	2,409	47.1	2,636	52.4
Female householder*	504	7.4	525	7.7
With children under 18 years old	316	62.7	243	46.3
With no children	188	37.3	282	53.7
Male householder*	178	2.6	214	3.1
With children under 18 years old	87	48.9	102	47.7
With no children	91	51.1	112	52.3
Non-family households	1,022	15.0	1,081	15.8
Total Households	6,823	100.0	6,849	100.0

*No spouse present

Source: Bureau of the Census, 2000 and 2010.

9.2.5.5 Homeless Persons

Due to their transient nature, it is difficult to count the number of homeless in any one area. It should also be noted that there are generally two types of homeless – the "permanent homeless," who are the transient and most visible homeless population, and the "temporary homeless," who are homeless usually due to eviction and may stay with friends, family, or in a shelter or motel until they can find a permanent residence.

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 2008, LAHSA conducted a survey of the homeless population in the San Gabriel Valley.

The survey puts La Cañada Flintridge in Cluster 1, which includes the cities and unincorporated areas of Altadena, East Pasadena, La Cañada Flintridge, Pasadena, San Marino, Sierra Madre, and South Pasadena. Cluster 1 is estimated to have a homeless population of 1,412 to 1,663 persons, representing about

28 percent of the homeless in the San Gabriel Valley. The majority of the homeless population is located in the City of Pasadena. Specifically, the survey estimates only one homeless person in La Cañada Flintridge.

9.2.5.6 Special Needs Resources/Emergency Shelters

Given the small number of homeless persons in the City, no homeless shelters or service centers are located in La Cañada Flintridge. Table HE-21 provides an inventory of services and facilities located in Cluster 1 area.

Table HE-21. 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 homeless people,	Pasadena, CA
Door of Hope	Provides financial assistance, referrals for emergency shelter, and counseling for married, two parent, homeless families with children.	669 Los Rables Ave., Pasadena, CA 91101
Hathway-Sycamores	Offers mental health support services to families and children and operates a transitional living program with 26 beds.	210 S. De Lacey Ave. Suite 110 Pasadena, CA
Hillsides	Youth Moving On is a 24-month transitional housing program for youth aging out of foster care.	940 Avenue 64, Pasadena, CA
Journey House	Transitional housing for youth aging out of foster care.	1232 N Los Robles Ave. Pasadena, CA
Grandview Foundation-Residential/Outpatient Programs	Includes three sober-living facilities, two residential programs, and a 6-month outpatient program. Residential treatment facility is available for single males age 18 and over and offers a drug and alcohol treatment program.	1230 N. Marengo Blvd. Pasadena, CA 91106
Pacific Clinics	Outpatient mental health services are available to seriously ill children, youth, adults, and seniors regardless of the ability to pay.	909 S. Fair Oaks Ave. Pasadena, CA 91105
Haven House	Provides shelter, food, clothing, counseling, and advocacy services for battered women and their children.	P.O. Box 50007 Pasadena, CA 91105
Walter Hoving Housing	Residential shelter for single women for up to 60 days.	218 South Madison Ave., Pasadena, CA 91101

Source: San Gabriel Valley, Regional Homeless Services Strategy, Phase I Report, September 5, 2008.

9.2.6 Housing Stock Characteristics

9.2.6.1 Housing Growth

La Cañada Flintridge experienced limited levels of housing growth over the past decade (Table HE-22). Between 2000 and 2010, the housing stock increased by 100 units from 6,989 to 7,089, representing a growth of 1.4 percent. This increase in the housing stock was lower than the 5.3 percent increase experienced by the County, but was comparable to the increase in nearby City of South Pasadena. Glendale, Pasadena, and Burbank experienced higher levels of growth.

Table HE-22. Housing Growth

Jurisdiction	2000	2010	2000–2010
			Percent Change
La Cañada Flintridge	6,989	7,089	1.4
South Pasadena	10,874	11,118	2.2
Pasadena	54,132	59,551	10.0
Glendale	73,713	76,269	3.5
Burbank	42,847	44,309	3.4
Los Angeles County	3,270,906	3,445,076	5.3

Source: Bureau of the Census, 2000 and 2010.

9.2.6.2 Distribution of Housing Types

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-23 shows the composition of La Cañada Flintridge's housing stock by unit type in 2000 and 2013. Due to the limited number of new units, the composition of the City's housing stock has remained virtually unchanged over the decade. Single-family detached homes comprised the majority of the housing stock in La Cañada Flintridge, accounting for 93 percent of all homes in 2000 and 92 percent in 2013. The remaining share of homes in the City consisted of multi-family units and single-family attached units, which together accounted for 8 percent of units.

No detailed housing data is available yet from the 2010 Census. However, given the limited housing growth, the composition of the City's housing stock is expected to remain stable.

Table HE-23. Housing Unit Types

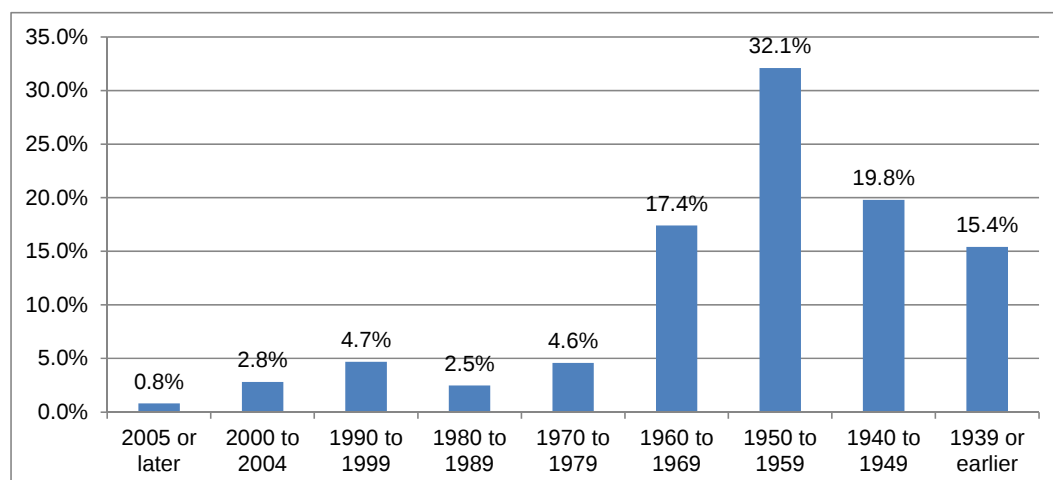
	2000		2013	
Housing Type	Number of Units	% of Total Units	Number of Units	% of Total Units
Single-Family				
Detached	6,482	92.7	6,519	91.9
Attached	200	2.9	186	2.6
Subtotal	6,682	95.6	6,705	94.5
Multi-Family				
2–4 units	132	1.9	96	1.4
5+ Units	175	2.5	250	3.5
Subtotal	307	4.4	346	4.9
Mobile homes	0	0.0	44	.6
Total units	6,989	100	7,095	100
Vacancy rate	2.4		2.4	
Source: State Department of Finance 2000 and 2013.				

9.2.6.3 Age and Condition of Housing Stock

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-2, the largest proportion of La Cañada Flintridge's housing (32%) was built between 1950 and 1959, making it approximately 54 to 63 years old. Housing units of this age are more likely to require major rehabilitation and repairs. The City has few newer units, as nearly 67 percent of the housing stock was built before 1960.

Overall, the housing stock in the City is generally in excellent condition. According to City staff assessment, about 30 single-family homes near Commonwealth Avenue are in need of substantial rehabilitation or replacement due to dilapidation. These are scattered homes in the City's non-tract areas.

Figure HE-2. Year Housing Units Built

Source: Bureau of the Census, 2009-2011 American Community Survey.

9.2.7 Housing Costs 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.

9.2.7.1 Ownership Housing Costs

The City maintains some of the region's highest single-family housing prices. As provided within Table HE-24, the City's median home price was approximately \$1,162,500 in September 2013, a slight three-percent decrease from the same month in 2012. The City of Pasadena, located adjacent and south of La Cañada Flintridge, contains the second highest housing prices in the surrounding area, with a median price of about \$598,000 which is about half of that in the City. Despite the recent fluctuation of housing prices, single-family home prices in La Cañada Flintridge have remained considerably higher than home prices in surrounding communities and cities. A contributing factor is the City's superb school district.

Table HE-24. Home Prices

City/Community	Median Home Price	Distance from La Cañada Flintridge
La Crescenta	\$508,000	2.8 miles
Glendale	\$545,000	6.0 miles
Altadena	\$557,500	6.3 miles
Pasadena	\$598,000	7.8 miles
Burbank	\$539,000	11.2 miles
La Cañada Flintridge	\$1,162,500	–

Source: DQNews.com, September 2013.

9.2.7.2 Rental Housing Costs

According to the 2008-2010 ACS, the median contract rent was over \$2,000 in the City of La Cañada Flintridge, compared to \$1,047 for Los Angeles County. Few homes are available for rent. Rental listings on craigslist.org indicate the following rental rates:

- One-bedroom units: \$1,200 - \$1,400
- Two-bedroom units: \$2,100 - \$3,000
- Three-bedroom units: \$2,600 - \$3,500

9.2.7.3 Housing Affordability

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.

The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys for metropolitan areas across the country, including Los Angeles County. These surveys are adjusted for differences in the type and size of families. HUD and HCD use these income levels to determine the maximum amount that a household could pay for housing and their

eligibility for housing assistance. The 2013 AMI for a four-person household in Los Angeles County was \$64,800.

Table HE-25 provides the annual income for extremely low, very low, low, and moderate income households by the maximum affordable housing payment based on the state and federal standards of 30 percent of gross household income, except for moderate-income ownership housing, which is based on 35 percent of gross income. Standard housing costs for utilities, taxes, and property insurance are also provided.

Extremely Low Income Households

Extremely low income households earn between 0 and 30 percent of the AMI. Given the high rental and home prices in the community, housing options for extremely low income households are very limited.

Very Low Income Households

Earning between 31 and 50 percent of the AMI, these very low income households are also unable to afford rental prices in La Cañada Flintridge. Apartment prices are beyond their reach, especially apartments that are the suitable size. Home prices are completely out of the reach of very low income households in La Cañada Flintridge.

Low Income Households

Low-income households can afford to rent the smaller apartments in La Cañada Flintridge; however this could lead to overcrowding as larger households cannot afford adequately sized housing. Homeownership is beyond the reach of low income households in La Cañada Flintridge.

Moderate Income Households

Moderate-income households cannot afford to purchase homes or condominiums without assistance. However, the home prices in La Cañada Flintridge have essentially precluded most homebuyers from participating in homebuyer assistance programs offered by the county, state, or federal governments.

Table HE-25. Housing Affordability by Income Group

Household (Persons)	Annual Income	Affordable Costs (All Costs)		Estimated Utility Allowance, Taxes & Insurance		Affordable Rent	Affordable Home Price
		Rental Costs	Ownership Costs	Renters	Owners		
Extremely Low Income (0–30% AMI)							
1	\$17,950	\$449	\$449	\$76	\$172	\$373	\$64,468
2	\$20,500	\$513	\$513	\$88	\$199	\$425	\$73,079
3	\$23,050	\$576	\$576	\$106	\$232	\$470	\$80,061
4	\$25,600	\$640	\$640	\$127	\$270	\$513	\$86,112
5	\$27,650	\$691	\$691	\$146	\$303	\$545	\$90,301
Very Low Income (31–50% AMI)							
1	\$29,900	\$748	\$748	\$76	\$232	\$672	\$120,091
2	\$34,200	\$855	\$855	\$88	\$267	\$767	\$136,848
3	\$38,450	\$961	\$961	\$106	\$309	\$855	\$151,743
4	\$42,700	\$1,068	\$1,068	\$127	\$356	\$941	\$165,707
5	\$46,150	\$1,154	\$1,154	\$146	\$396	\$1,008	\$176,413
Low Income (51–80% AMI)							
1	\$47,850	\$1,196	\$1,196	\$76	\$321	\$1,120	\$203,643
2	\$54,650	\$1,366	\$1,366	\$88	\$369	\$1,278	\$232,037
3	\$61,500	\$1,538	\$1,538	\$106	\$425	\$1,432	\$259,034
4	\$68,300	\$1,708	\$1,708	\$127	\$484	\$1,581	\$284,867
5	\$73,800	\$1,845	\$1,845	\$146	\$534	\$1,699	\$305,115
Moderate Income (81–120% AMI)							
1	\$54,450	\$1,361	\$1,588	\$76	\$400	\$1,285	\$276,605
2	\$62,200	\$1,555	\$1,814	\$88	\$459	\$1,467	\$315,433
3	\$70,000	\$1,750	\$2,042	\$106	\$525	\$1,644	\$352,903
4	\$77,750	\$1,944	\$2,268	\$127	\$596	\$1,817	\$389,171
5	\$83,950	\$2,099	\$2,449	\$146	\$655	\$1,953	\$417,487

Assumptions: 2013 HCD income limits; 30 percent of gross income as affordable housing cost, except 35 percent of gross income for moderate-income ownership cost; 20 percent of monthly affordable cost for taxes and insurance in determining ownership housing affordable price; 10 percent downpayment and 4.0 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 2013 Income Limits.
2. Veronica Tam and Associates, 2013.

9.2.7.4 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, are 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, and finishing details provided. 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 are located off Foothill Boulevard in non-hillside locations and are therefore not subject to 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 \\$20 for large sites](#). In [November 2013](#), there were a total of [six](#) vacant single-family parcels for sale, ranging from [\\$1,000,000 for approximately one](#) acre to [\\$1,500,000 for a 2.25-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 20 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 [4 to 4.5 percent](#) in [November 2013](#).

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 discussions present the lending patterns in [four](#) major census tracts in the City:

- 4605.01: Northeastern portion of the City above Foothill Boulevard
- 4605.02: Downtown/Foothill Corridor
- 4606: Northwestern portion of the City above Foothill Boulevard
- 4607: Southern portion of the City below Foothill Boulevard

Home Purchase Loans

There was a total of 281 conventional loan applications in the four tracts in 2012. Of those applications, 71.5-percent received approval (Table HE-26), though only 66.5 percent were originated, that is, 5 percent were not accepted by the applicant. The number of loan applications was evenly distributed among the four census tracts; however, Tract 4605.02 had smallest number of applications but the highest approval rate at 85.5 percent and the lowest denial rate at 7.3 percent. Tract 4607 had the highest rate of loans being closed or withdrawn at 18.4 percent, while Tract 4606 had the highest denial rate at 18 percent. Overall, conventional financing for home purchase was generally available throughout the City. There were only four applications for government-backed loans in the four tracts during 2012, primarily due to the City's high home prices. Three of the loans were approved but not accepted; one originated.

Table HE-26. Disposition of Conventional Home Purchase Loans—2012

Tract	Total Applications	Loans Originated		Approved not Accepted		Denied		Withdrawn or Incomplete	
		#	%	#	%	#	%	#	%
4605.01	89	63	70.8	6	6.7	9	10.1	11	12.4
4605.02	55	47	85.5	1	1.8	4	7.3	3	5.5
4606	61	40	65.6	2	3.3	11	18.0	8	13.1
4607	76	51	67.1	5	6.6	6	7.9	14	18.4
Total	281	201	71.5	14	5.0	30	10.7	36	12.8

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

Source: LendingPatterns.comTM, HMDA 2012, Los Angeles-Long Beach-Glendale, CA

Refinance Loans

People tend to refinance their mortgages to get better loan terms, such as interest rates and repayment periods, and to increase their cash flow with lower payments. In La Cañada Flintridge, there was a total of 1,917 refinance loan applications in the four tracts, nearly seven times the number of conventional purchase applications in 2013 (Table HE-27). Home prices in La Cañada Flintridge have consistently been among the highest in the County. With such high home prices, it would be difficult to buy into the community. Many homebuyers utilized adjustable rate mortgage (ARM) loans, particularly during the early part of the last decade. Many of these loans had 5-year introductory fixed rates that adjusted upward in 2006 and the following years. By 2012, however, mortgage interest rates had dropped to historically low levels in response to the recession, reaching less than 4 percent during 2012 and 2013. Yet few homes were on the market. This would explain the high number of refinance

applications, as many homeowners were trying to obtain better rates and loan terms in general, [though few could find homes to purchase](#).

Refinance applications had a [70.6](#) percent approval rate, and [3.4](#) percent of the applications were not accepted by the applicants. Another [13.5](#) percent of the applications were denied, and [12.5](#) percent were closed for incompleteness. Tract [4605.01](#) had the highest number of loan applications and [also](#) the highest denial rate of [14.3](#) percent. The highest origination rate was in Tract [4605.02](#).

Table HE-27. Disposition of Refinance Loans—[2012](#)

Tract	Total Applications	Loans Originated		Approved not Accepted		Denied		Withdrawn or Incomplete	
		#	%	#	%	#	%	#	%
4605.01	554	384	69.3	18	3.2	79	14.3	73	13.2
4605.02	418	308	73.7	12	2.9	53	12.7	45	10.8
4606	443	304	68.6	21	4.7	59	13.3	59	13.3
4607	502	357	71.1	15	3.0	68	13.5	62	12.4
Total	1,917	1,353	70.6	66	3.4	259	13.5	239	12.5

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

Source: [LendingPatterns.com™](#), HMDA [2012](#), Los Angeles-Long Beach-Glendale, CA

Home Improvement Loans

Homes in La Cañada Flintridge are generally in excellent condition, and most homeowners have sufficient incomes to afford improvements without using financing. A total of [49](#) home improvement loan applications were filed in [2013](#) in the [four tracts](#), with a [-73.5](#) percent approval rate (Table HE-28). [Only 2](#) percent of the applications were approved but not accepted by the applicants, and the denial rate was [18.4](#) percent. Tract [4607](#) had more applications than the other tracts [and also](#) had the highest origination rate.

Table HE-28. Disposition of Home Improvement Loans—2012

Tract	Total Applications	Loans Originated		Approved not Accepted		Denied		Withdrawn or Incomplete	
		#	%	#	%	#	%	#	%
4605.01	14	9	64.3	0	0.0	4	28.6	1	7.1
4605.02	9	6	66.7	0	0.0	2	22.2	1	11.1
4606	7	5	71.4	1	14.3	0	0.0	1	14.3
4607	19	16	84.2	0	0.0	3	15.8	0	0.0
Total	49	36	73.5	1	2.0	9	18.4	3	6.1

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

Source: LendingPatterns.comTM, HMDA 2012, Los Angeles-Long Beach-Glendale, CA

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.¹ [Beginning in 2010, the number of foreclosures began to fall. During the third quarter of 2013, the number of Notices of Default in the metro area dropped 56 percent from the total one year earlier. Statewide, the second and third quarters of 2013 had the lowest numbers of Notices of Default since the first quarter of 2006.](#)²

As of [November 5, 2013](#), there were [27](#) foreclosure properties listed for sale in La Cañada Flintridge. These homes had a significant price range, reaching as high as \$3 million [and as low as \\$327,000](#). The wide price range of foreclosure properties shows that above moderate income households have also been affected by the problems in the mortgage industry.

¹ http://money.cnn.com/2007/08/14/real_estate/California_cities_lead_foreclosure/index.htm?postversion=2007081411

² www.dqnews.com (October 22, 2013)

9.3.2 Government Constraints

In addition to market factors, local policies and regulations can impede the availability and affordability of housing. Land use controls, building codes, site improvements, fees, and other local programs may constrain the development and improvement of housing.

9.3.2.1 Land Use Controls

The physical makeup of La Cañada Flintridge, including the character of its housing, was established years before incorporation. Water supplies were limited, and the first developers created an up-scale living environment using large lot subdivisions. The General Plan and Zoning Code are tools that the City uses to recognize these influences.

The City's Land Use Element identifies 3,410 acres of land designated for residential uses (71% of the entire City), as well as an additional 119 acres (2.5%) for mixed use commercial-residential development. Single-family residential densities range from one unit per 10 acres in the Hillside Residential areas to 8.7 units per acre in the Medium Density Residential Zone. Multi-family residential density is established at 30 units per acre in the High Density Residential district and Mixed Use districts. The City's residential land use designations and corresponding zoning districts are presented in Table HE-29.

Table HE-29. Residential Land Use Designations

Residential Land Use Category	Corresponding Zoning 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 7,500 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 SF.
Multi-Family			
High Density Residential	R-3	30 du/acre	High density multi-family housing, including duplex, triplex, apartments, condominiums, and group homes.

Residential Land Use Category	Corresponding Zoning District	Maximum Density	Description
Mixed Use			
Mixed Use	New zone to be created prior to adoption of 2013-2021 Housing Element	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 (upper level residential w/ CUP) Mixed Use 2 (MF residential w/ CUP) Residential (SF and MF 15 du/acre)	15 du/ac	Includes two mixed use districts that allow various combinations of retail, office, and multi-family residential and senior housing. Detached single-family and multi-family residential developments are also permitted.

Source: 2013 Land Use Element, Downtown Village Specific Plan and Zoning Ordinance.

9.3.2.2 Residential Development Standards

The City's Zoning Code addresses a variety of housing issues in the community including:

- providing site-specific development standards for the appropriate development of single-family homes;
- ensuring environmental neighborhood compatibility of hillside development; and
- providing flexible zoning standards that respond to unique site conditions and project attributes.

The City's Zoning Code provides for the following residential zones:

Single-Family:	R-1 -10 acres, R-1 – 40,000, R-1 – 30,000, R-1 – 20,000, R-1 – 15,000, R-1 – 10,000, R-1 – 7,500, R-1 -5,000
Multi-Family:	R-3
Residential Planned Development:	RPD
Mixed Use:	New zone to be created prior to adoption of 2013-2021 Housing Element. Planning Commission hearing is scheduled for November 26, 2013
Downtown Village Specific Plan (DVSP):	MU1, MU2, Residential

The development standards for these zones are summarized in Table HE-30. La Cañada Flintridge's development standards establish opportunities for a diverse housing mix, while retaining the existing residential characteristics of the community and protecting environmentally sensitive hillside areas. Higher densities are not considered feasible in many areas of the City due to environmental and infrastructure constraints. In order to accommodate residential growth, the City allows for higher density in the mixed use and Specific Plan areas.

The City adopted the Downtown Village Specific Plan (DVSP) in November of 2000. The DVSP provides for integration of residential uses along Foothill Boulevard at densities of up to 15 units per acre. To ensure consistency between the DVSP and the City Zoning Code, the City amended the Zoning Code. 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.

The new Mixed Use [land use](#) designation created as part of the General Plan update is intended to facilitate higher density residential development in the City [outside of the DVSP area](#). The City [is in the process of updating the Zoning Code to implement the new General Plan, including developing appropriate development standards to implement the Mixed Use zone](#). Specifically, the City [held a meeting with residents, community stakeholders, and developers on October 30, 2013 to help establish appropriate development standards \(including parking standards\) to facilitate mixed-use developments in the community, offering a variety of housing options for all income segments of the community. Amendments to the Zoning Code are anticipated to be adopted prior to adoption of the 2013-2021 Housing Element. The Planning Commission public hearing to review the proposed amendments is scheduled for November 26, 2013.](#)

[Proposed develop standards for the new Mixed Use designation will permit densities of 30 units per acre for multi-family projects and 35 units per acre for mixed-use buildings. The maximum floor-to-area ratio \(FAR\) for multi-family](#)

projects will be 1.3, and the FAR for mixed-use projects will be 1.5. Maximum building floor area will be 35,000 square feet, and the maximum wall height will be 28 feet. Parking standards for the residential units will be the same as the requirements to be adopted for the R-3 multi-family zone (discussed later). Open space area for multi-family projects will be a minimum of 300 square feet per unit, and the minimum ground floor retail or service use area for mixed-use projects will be 800 square feet.

Table HE-30. Residential Development Standards

					CPD Community Planned Development
Standards	R-1	R-3/RPD	MU1, MU2, Residential	MU	
Floor Area/Lot Coverage	Lot size/Frontage 80 ft. of frontage or less – 4,500 sq. ft. of underlying lot area 10,000 sq. ft. or less – 36% of lot area 10,000 ¹ to 15,000 sq. ft. – 3,600 sq. ft. + 23% of lot area 15,000 ¹ sq. ft. or more – 4,750 sq. ft.+ 20% of lot area over 15,000 sq. ft. ¹	Single-Family: Same as R-1-5,000 Multi-Family: 50% ⁶	Minimum lot size: Single-Family: 5,000 sq. ft. Multi-Family: One acre . Average open space of 600 sq. ft. per dwelling unit	Minimum Lot Size: Single-Family: 2,500 sq. ft. Multi-Family: One acre Lot Coverage: Single-Family: 50% Mixed Use: 80%	Multi-Family: Minimum lot size: 2,500 sq. ft. Maximum lot coverage: 50% of lot area
Setback Required (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 two adjacent properties ²	Single-Family: Same as R-1 Multi-Family: 25 ft. arterial streets; 20 ft. local streets	Single-Family: same as R-1 Multi-Family: No required front or yard setback, although setbacks required for a multi-family are subject to CUP review. Mixed Use: Contiguous with front property line, or up to 10 ft.	Front: 0-5 ft.	W. Gateway/Downtown (E. of Commonwealth) 15 ft. average Old Town/Downtown (W. of Commonwealth) 5 ft. average For each additional 2 ft. of building height exceeding 15 ft., 1 additional foot of setback is to be provided.
Side Yard ⁴	Two side yards on both sides of the lot equal to 10% of the average lot width of the subject lot for first floor and 20% of lot width for second floor ³	Single-Family: Same as R-1 Multi-Family: 10 ft.; 20 ft. if residential windows face side.	Single-Family: Same as R-1 Multi-Family: No required front or yard setbacks, although setbacks required for a multi-family are subject to CUP review.	Side: 0 ft., 15 ft. if adjacent to residential zone	Interior Setbacks: Adjacent to commercial; 5 ft. min. at rear; no min. at side. Adjacent to commercial: 5 ft. min. at rear; no min. at side. Adjacent to residential: setbacks per R-1 standard.
Corner (Street) Side Yards	20% of the average of the subject lot; but no less than 10 ft. No more than 20 ft. is required.	Single-Family: Same as R-1 Multi-Family: 15 ft. arterial street; 10 ft. local street ⁵	—	—	—

Standards		R-1	R-3/RPD	MU1, MU2, Residential	MU	CPD Community Planned Development
Rear Yard	15 ft.		Single-Family: Same as R-1 Multi-Family: 25 ft. principle buildings; 20 ft. accessory buildings	Single-Family: Same as R-1 Multi-Family: 15 ft.	Rear: 5 ft., 15 ft. if adjacent to residential zone	Rear setbacks: Adjacent to commercial: 5 ft. min. at rear; no min. at side. Adjacent to residential: setbacks per R-1 standard.
Height Limit	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.		Single-Family: Same as R-1 1-5,000 Multi-Family: 35 ft., accessory structures 15 ft.	Single-Family: Same as R-1 5,000 Multi-Family: two stories, or 32 ft. Mixed Use: Fronting Foothill Blvd: - 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. ⁷

Notes:

1. Exceptions allowed through Floor Area Review.
2. A vacant lot or a flag strip shall be omitted from calculation of average setbacks, with the nearest adjacent non-vacant or non-flag lot beyond to be used for averaging purposes instead. In no case shall the required setback be less than 25 ft.
3. Minimum side yard is 5 ft., maximum 20 ft.
4. Side yards-second floors –Any exterior wall located above the first floor of the immediately abutting second floor shall be set back an additional 10% of the average lot width. Not more than 20 ft. shall be required.
5. Reverse corner side: 20 ft.
6. Single-family units are subject to the same development standards as R-1.
7. Exception: Architectural extensions of up to 50 ft. in height are allowed for an area of up to 10% of a building's floor area, provided that the horizontal dimensions of each individual extension does not exceed 20% of the corresponding building dimensions.

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 viewscape concerns. 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. Cost of hillside development is high due to the geological and construction constraints. Therefore, for costs, as well as safety issues, the City permits only low-intensity developments in the hillside areas.

Mansionization

"Mansionization" refers to an expansion or replacement of an existing house with a much larger house that is out of scale with its site and the surrounding homes. The overall community qualities in La Cañada Flintridge are characterized by low density, 1,200- to 2,500-square-foot homes primarily built before 1960. The construction of new homes or the remodeling of existing homes to much larger homes on small lots may adversely affect the quality of present neighborhoods, as well as have a considerable impact on the long-term affordability of the City's housing stock. By providing standards for controlling setbacks, building height and bulk, and lot coverage for single-family homes, the City's Zoning Code reduces the visual impacts of mansionization and controls housing costs in the City. Multi-family development is similarly regulated with respect to building size and lot coverage.

Parking Requirements

As shown in Table HE-31, the City's Zoning Code contains provisions for parking based on unit type, and on a per-bedroom basis for multi-family units. Garages are required for single-family housing, while multi-family housing (including duplexes and triplexes) require one covered space per bedroom, with additional guest parking as specified. The City's parking standards for multi-family housing are higher [at present](#) than for single-family housing. However, a developer can [currently](#) apply for a parking variance if findings can be made that adequate parking would be available for the proposed project. [With the proposed changes to the Zoning Code, this variance process will not be necessary.](#)

As part of the Zoning Code update to implement the General Plan, the City will develop [and adopt](#) new parking standards to implement the Mixed Use and R-3 land use designations [prior to adoption of the 2013-2021 Housing Element](#). [The Planning Commission hearing is scheduled for November 26, 2013.](#) The City will ensure that the new parking standards will facilitate and encourage the development of mixed use and multi-family projects as envisioned in the City's

General Plan. The proposed standards represent reduced number of required spaces for units with three or more bedrooms, adding only 0.25 space rather than a full space for each bedroom beyond two, and reducing the minimum number of covered spaces from two to one. Only a single parking space will be required for a unit with less than two bedrooms. The requirement for guest parking spaces will be reduced to 0.25 per unit. Reduced parking will be allowed for affordable housing, senior housing, or by provision of a parking study that justifies a reduced rate. Affordable housing meeting the state density bonus law will be able to use the parking standards established by the State.

Table HE-31. Parking Requirements

Unit Type	Parking Requirement
Single-Family	2 spaces in a fully enclosed garage space
Multi-Family, R-3, and RPD	1 covered space per bedroom per unit, minimum 2 covered spaces per unit; 1 guest space for each two units; the requirements will be amended prior to adoption of the 2013-2021 Housing Element
State Density Bonus Parking Standards	Zero to one bedrooms: 1 parking space Two to three bedrooms: 2 parking spaces Four and more bedrooms: 2.5 parking spaces
Source: La Cañada Flintridge Zoning Code, Downtown Village Specific Plan.	

Minimum Unit Size

The current regulations require a minimum unit size of 1,800 square feet for a unit with two or fewer bedrooms and 2,200 square feet for a unit with three or more bedrooms. Any unit with five bedrooms or more must have at least 200 square feet per additional bedroom (five and above) included in the unit, above the minimum size of 2,200 square feet. These minimum unit sizes constrain multi-family housing developments, particularly housing for seniors. As part of the Zoning Code update to implement the General Plan, the City proposes to eliminate the minimum size limit. Amendments to the Zoning Code are scheduled to be adopted prior to adoption of the 2013-2021 Housing Element. The Planning Commission hearing to review the proposed development standards is scheduled for November 26, 2013.

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, and transitional housing. Table HE-32 summarizes the housing types permitted in each of the residential zoning districts.

Table HE-32. Housing Types by Zoning District

Housing Types Permitted	R-1	R-3	RPD	CPD	DVSP			
					Mixed Use 1	Mixed Use 2	Residential	Institutional
Detached Single-Family	P	P	P	–	–	–	P	–
Attached Single-Family	–	P	P	–	–	C	P	–
Multi-Family	–	P	P	C	C ¹	C	P	–
Condominiums	–	P	P	C	C ¹	C	P	–
Accessory Living Quarters ²	P	P	P	–	–	–	–	–
Manufactured Homes	P	P	P	–	–	–	P	–
Group Homes (6 or fewer)	P	P	P	C	–	–	P	C
Group Homes (7 or more)	–	C	C	C	–	–	–	C

Notes:

¹ Upper floor only² Also known as Second Dwelling Units

P= Permitted by right, C=Conditionally Permitted

La Cañada Flintridge Zoning Code, Downtown Village Specific Plan, Land Use Plan Update, 2008.

Single-Family Housing

Single-family detached housing is permitted in all residential zones except for the zones designated for higher densities. Attached single-family housing is also permitted in the Residential and conditionally permitted in the Mixed Use 2 districts of the DVSP.

Multi-Family Housing

The City's Zoning Code and General Plan identify several areas in the community for multi-family residential uses. These areas include: multi-family developments up to 30 dwelling units per acre in the R-3 zone, up to 15 dwelling units per acre in the CPD zone, and multi-family development up to 12 dwelling units per acre in the Residential Planned Development (RPD) zone. Multi-family and mixed use housing development is permitted up to 15 dwelling units per acre in the DVSP. [The City is considering amending the DVSP to increase the density to up to 30 units per acre, consistent with multi-family zoning citywide.](#) Multi-family housing up to 30 units per acre is permitted in the Mixed Use land use designation.

Condominiums

In order to preserve the existing multi-family 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 multi-family 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 City's limited apartment stock for rental use.

Second Units/Accessory Living Quarters (ALQs)

"Accessory living quarter" (ALQ) means an attached or detached residential unit that provides complete independent living facilities characterized by physical features providing privacy for the occupants separate from the primary dwelling unit, including a separate exterior entrance. ALQs are permitted on each lot in any R-1 zone, Foothill Community District (FCD), overlay zone, R-3 zone, or RPD-zoned lots that are greater than 10,000 square feet. One ALQ is allowed on each lot in these districts where existing units are developed, provided that the lot width is at least 70 feet and the following conditions are met:

<u>Underlying Zone</u>	<u>Minimum Lot Area</u>	<u>Type of Unit Permitted</u>
R-1, FCD, R-3, or RPD	Less than 10,000 square feet	Not permitted
R-1	10,000-19,999 square feet	Attached only
R-1	20,000 or more square feet	Attached or detached

The maximum unit size varies according to the size of the lot, but ranges from 640 square feet for lots between 10,000 and 14,999 square feet. For lots 40,000 square feet or greater, the maximum unit size is 1,000 square feet. One parking space is required. [Since January 1, 2006, about ten ALQs have been approved in the City.](#)

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 all residential zones (R-1, R-3, RPD, DVSP Residential) and 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 R-3, RPD, and DVSP Institutional zones.

Emergency Shelters

Pursuant to the recently passed state law (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. [Prior to adoption of the 2013-2021 Housing Element, the City will amend the Zoning Code to permit emergency shelters by right, as required by SB2. The Planning Commission hearing to review the proposed amendments to the Zoning Code is scheduled for November 26, 2013.](#)

[At present](#), the City's Zoning Code does not specifically address the siting of transitional and emergency shelters. However, few homeless individuals are identified in the community. According to the homeless survey conducted by LAHSA commissioned by the San Gabriel Valley Council of Governments (SGVCOG), one homeless person [was](#) located in La Cañada Flintridge. The neighboring cities of Glendale and Pasadena provide a wide variety of homeless services and facilities.

Jurisdictions are bound by state law to allow emergency shelters in at least one zone. The identified zone must have adequate capacity to accommodate at least one shelter. This [2008-2014](#) Housing Element includes a program to amend the Zoning Code to permit emergency shelters in the CPD zone. The increased intensities permitted by the General Plan update in the CPD zone led to the reclassification of many parcels in this zone as underutilized. Most existing buildings in the CPD zone are lower scale and are occupied by retail sales and professional office uses. The CPD zone contains 74 parcels, ranging from very small in size to over an acre, totaling 30 acres. All of the CPD properties are located along Foothill Boulevard and Verdugo Boulevard, the City's two main transportation lines with easy access to the service hubs in nearby communities. Some samplings of the sites can be seen in Figure 3. Given the high property values in the City, new construction of emergency shelters is unlikely due to financial feasibility. However, adaptive reuse of existing properties in the CPD zone can be an appropriate option for accommodating emergency shelters. A sample list of 18 parcels is provided in the appendix to illustrate the existing uses on some of the CPD properties. These properties are typically occupied by old single-story buildings that can include a second story expansion or accommodate

additional buildings on site. Some properties have large parking space or have vacated tenants.

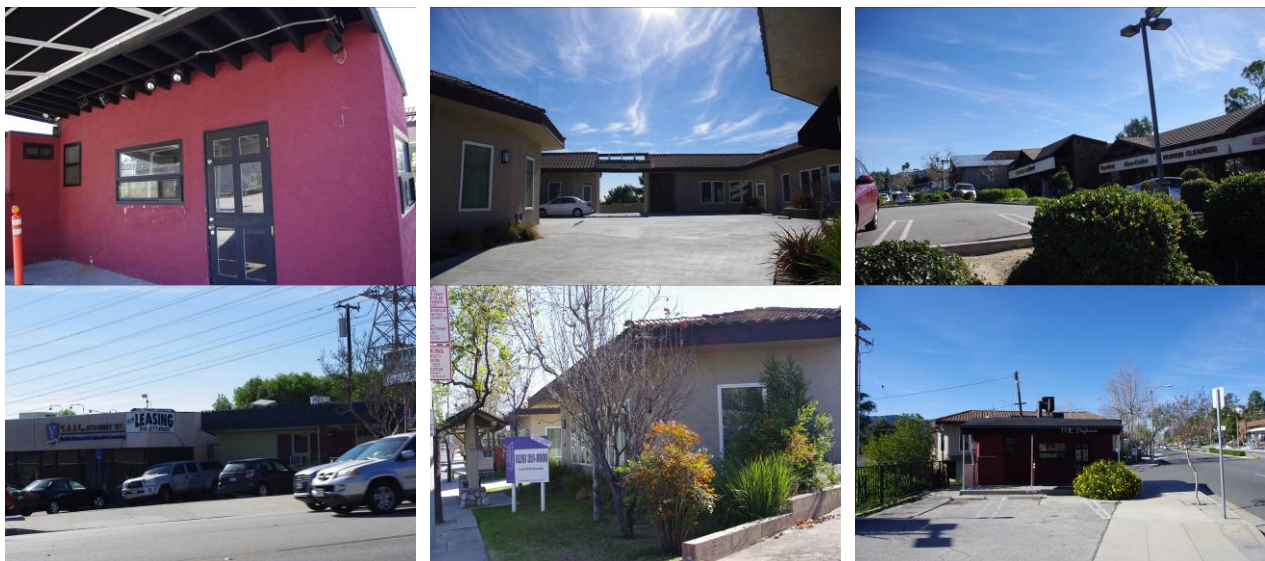
The Zoning Code will be amended [prior to adoption of the 2013-2021 Housing Element](#) to develop objective standards for emergency shelters to regulate the following, as permitted under SB 2, including:

- maximum number of beds — [shall have no more than thirty beds](#);
- parking based on demonstrated need but that does not exceed parking requirements for other uses in the same zone — [one space for every four beds plus one space for each staff member; for shelters with designated family units, one half space shall be provided per bedroom designated as a family unit](#);³
- size/location of exterior and interior onsite waiting and client intake areas — [shall provide an enclosed or screened waiting area, physically separated from the public right-of-way, of at least ten square feet to accommodate clients and to prevent queuing in the public right-of-way](#);
- provision of onsite management — [shall have an on-site supervisor during all hours when the shelter is open](#);
- proximity of other emergency shelters — [shall be at least 300 feet from another emergency shelter](#);
- length of stay — [maximum term of stay shall be 30 days within any consecutive twelve-month period](#);
- lighting — [exterior lighting shall be provided on pedestrian pathways and parking lot areas on the property](#); and
- security — [shall have onsite security during all hours when the shelter is open](#).

3 This parking standard is less than that required for multi-family housing in the same zone.



Figure H-3. CPD Sites Located at West Foothill Boulevard, Central Foothill Boulevard, and Verdugo Boulevard



Transitional Housing

Consistent with SB 2, local jurisdictions must also 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.

Currently, the City’s Zoning Code does not explicitly address transitional housing facilities. The City will amend the Zoning Code prior to adoption of the 2013-2021 Housing Element to address the provision of transitional housing. The Planning Commission hearing to review the proposed amendments is scheduled for November 26, 2013. Transitional housing will be recognized as a residential use and to be permitted in the same manner as other uses in the same zone.

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.

Currently, the Zoning Code does not address supportive housing. Similar to transitional housing, the City will amend the Zoning Code prior to adoption of the 2013-2021 Housing Element to address the provision of supportive housing. The Planning Commission hearing to review the proposed amendments is scheduled for November 26, 2013. Transitional housing will be recognized as a residential use and to be permitted in the same manner as other uses in the same zone.

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 will amend the Zoning Code prior to adoption of the 2013-2021 Housing Element to facilitate the provision of SROs. The Planning Commission hearing to review the proposed amendments is scheduled for November 26, 2013. SROs will be permitted with a Use Permit in the CPD zone. 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.

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.

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 five residential care homes for the elderly, serving 30 residents, located in the City of La Cañada Flintridge.

The City is in the process of amending the Zoning Code to address the provision of transitional housing, supportive housing, and single-room occupancy housing. The Zoning Code amendments are scheduled to be adopted prior to adoption of the Housing Element. A Planning Commission hearing has been scheduled on November 26, 2013 to review the proposed amendments.

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.⁴ The City of La Cañada Flintridge Zoning Code does not contain a definition of family.

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.

The City of La Cañada Flintridge [currently](#) does not have a formal procedure for a reasonable accommodation request. A formal procedure would include a specified process that would be determined based on the following factors:

- special need created by the disability;
- potential benefit received by the modification;
- potential impact on surrounding uses;
- physical attributes of the property and structures;
- alternative accommodations that may provide equivalent benefits;
- whether the targeted accommodation would place an undue financial or administrative burden on the City; and
- whether the requested accommodation would require a fundamental alteration in law, policy, or procedure of the City.

⁴ 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.

The City will amend the Zoning Code [prior to adoption of the 2013-2021 Housing Element](#) to include a formal procedure that utilizes administrative procedures to provide for reasonable accommodation requests. [The Planning Commission hearing to review the proposed amendments is scheduled for November 2013.](#) The amendment will establish a process for requesting reasonable accommodation with the Community Develop Director as the reviewing authority. Written decisions will include findings and shall be consistent with fair housing laws.

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. The 2010 edition of the California Code of Regulations Title 24 became effective on January 1, 2011. The City adopted the [2011](#) Los Angeles County Building Codes by reference.

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 improvements, including concrete curbs, gutters, asphalt concrete street pavement, sidewalks, and streetlights.

Public street widths are specified in [Table HE-33](#). The Circulation Element establishes street standards for various types of streets. For a typical 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-33. 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 Draft Circulation Element, 2008

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 drainage and sewer facility fees, school fees, and public facility fees, among others. 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-34 summarizes the planning fees charged by the City, [which has chosen to maintain fees at the same level since 2007](#). With half of the City on septic systems, 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 school district. However, those fees are established by the district under state law, not the City.

Table HE-34. Planning Fees

Fee Type	Fee	Notice Fee	Environmental Assessment	Deposit for Engineer
General Plan Amendment	\$5,000	\$450	EIR Cost + 20%	\$1,500
Change of Zone	\$4,955	\$450	\$250	\$1,500
CUP	\$4,515	\$300	\$250	\$1,500
Variance	\$2,905	\$150	\$250	\$1,500
Hillside Development Permit (HDP) – Directors Review	\$465	\$100	\$100	–
Admin Review HDP	\$1,440	\$150	\$250	\$1,500
Design Commission Architectural Review	\$500	\$75	\$100	\$1,000 (Design Commission Deposit)
Sign	\$780	–	–	–
Tentative Parcel Map	\$6,195	\$150	\$250	\$1,500

Source: City of La Cañada Flintridge, Planning Department, [2013](#)

The City does not impose any development impact fees, but collects school fees for the District, which are mandated by State law. Overall, total planning and development fees in the City represent a minute component (less than one percent) of residential development costs in the City. Planning and development fees do not constitute a constraint for the development of housing in [the City](#).

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, site plan reviews, variances, hillside development, and planned developments. The City complies with requirements under the state's Streamlining Review Act and makes all attempts to expedite permit processing.

Conditional Use Permit (CUP)

Most housing types are permitted by right in the City, 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.

A project requiring a CUP must file an application with the Community Development Department. The application must include an initial study questionnaire for environmental review, a map, a vicinity map, floor plans, elevations, landscape plans, and a site plan. When a CUP application is filed, either the Planning Commission or the commission will hold 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.

Single-Family Development Review

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

1. **Staff Level:** Staff uses the Guidelines 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 performed over the counter as part of the application for a building permit.
2. **Director's Review:** This level of review is required by the Zoning Ordinance for certain projects and requires submittal of an application and fee. Notification to the surrounding neighbors will also be required with the exception of (1) second floor additions up to 500 square feet or (2) the addition of less than 30 percent of an existing second floor and some other minor approvals. 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.
3. **Planning Commission Review:** This level of review also requires submittal of an application and fee associated with Modifications and Special Reviews required by the Zoning Ordinance. 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 meet as a group twice a 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 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.

Multi-Family Development Review

At present, all projects proposed for the R-3 zone, other than single-family residences, are subject to approval of a planned development permit prior to any construction. The following findings must be made by the Planning Commission in order to grant a planned development permit:

- That the proposed development complies with the General Plan and with the intent of the development standards of the R-3 zone for protection of neighborhood character and preservation of the general welfare of the community;
- That the site plans, architectural design and landscaping plans of the project contribute to the R-3 zone goals of:
 - Compatibility with the density, character and design of any surrounding neighborhoods, particularly where adjacent to single-family residences;
 - Internal compatibility of the project's architecture, landscaping, and use of open space to achieve a high quality residential environment; and
 - Sufficient open space provided for both private and common areas to maintain a low density or semi-rural character for the project as a whole;
- That any departure from guidelines permitted by the Planning Commission should be utilized to effectively achieve quality and compatibility with the surrounding neighborhoods;
- That 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; and
- That any potential for the project to present visibly excessive bulk from any nearby vantage point is mitigated by screening or siting characteristics.

These findings were put in place many years ago and have not been updated. However, virtually all of the City's existing R-3 properties are built out with no potential for redevelopment in the near future. However, as part of the City's zoning revisions to implement the updated General Plan, the City will amend the Zoning Code to remove the requirement for a planned development permit for multi-family development of two or more units in the R-3 zone. The Planning

Commission hearing to review the proposed amendments is scheduled for November 26, 2013.

Design Review

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: 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 the City staff will present a report to

the Commissioners and 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.

The City, along with establishing appropriate development standards to implement the new Mixed Use and High Density Residential (30 units per acre) designation, will develop appropriate design guidelines to assist developers in project design and the review process.

Hillside Development

Hillside development standards and approval procedures apply to any 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-35). Given the safety concerns related to hillside development, 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.

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-35. 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.

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 500 to 800 feet of the proposed site 10 days prior to the hearing. Conditions of approval are authorized at any level of review.

Director's Review involves a review of the project application by the Director of the Community Development Department 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 the 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 are subject to an 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 2 or 3 weeks to review upon submittal of a complete application. Any significant development in the City's hillsides or multi-family development requires Planning Commission approval, which generally takes 8 to 10 weeks from time of complete application to public hearing. Appeals to the City Council take approximately 1 additional month to be placed on the Council Agenda. Table HE-36 below provides the estimated timeframes for various processes. These timeframes are considered typical and meet the requirements of the Streamlining Act.

Table HE-36. Processing Time

Action	Typical Processing Time
Director's Review	2 weeks
Administrative Hearing	5 weeks
Design Commission Review	2-8 weeks
Planning Commission Hearing	10 weeks
City Council	16 weeks
Source: City of La Cañada Flintridge, Planning Department, October 2008.	

9.3.3 Environmental and Infrastructure Constraints

9.3.3.1 Environmental Constraints

The City 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.

As a hillside community, the City 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.

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

All new developments must meet accessibility requirements established by the Los Angeles County Fire Department, and all homes are required to meet very high fire hazard severity zone fire protection standards of the building and safety and fire codes to reduce the potential for spread of wildfire.

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. Furthermore, the sites inventory (as shown in the Section 9.4, Housing Resources, of the Housing Element) assume a density factor at 80 percent of the maximum density permitted to account for building code requirements (such as accessibility) and other zoning code requirements.

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 an indication of a semi-rural residential area.

The single most significant infrastructure constraint is 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. Thus far, sewers have been installed in the northern half of the City above Foothill Boulevard (completed in June 2008). 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.

Installation of sewers in the southern half of the City has been more problematic. The lower elevation, rocky soil, and high groundwater table have made sewers desirable but difficult and expensive to design. The City has held several community meetings and has conducted at least two surveys with engineering estimates to gauge the public's interest. The surveys have sparked community debate about the best method to use in various locations and about the cost. The City actively sought technical and funding options to provide sewers for the southern portion of the City. A vote was taken in 2009 to form the districts necessary to sewer the remaining unsewered portions of the city. The voters rejected sewer district formation due to cost issues.

Currently, sewage is either processed on site with septic systems (southern areas of the city) or transmitted to Los Angeles County's Sanitation District (LACSD)

28 or the City of Los Angeles. There is also a small treatment facility within the city limits. Future residential and mixed use developments are expected to concentrate along the Foothill Boulevard, the sewered portion of the City. Adequate capacity is available to accommodate the sewered portion of the City. When additional areas are provided with sewers, additional capacity will be acquired from the districts.

Virtually all of the City's future residential development for fulfilling the RHNA is expected to be accommodated along Foothill Boulevard. Future residential within the Downtown Village Specific Plan and Mixed Use land use designations would be annexed into the Consolidated Sewer Maintenance District or within wastewater district 3A or the City of Los Angeles within wastewater districts 1, 2, and 3B. 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 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.

Public water service for the City is served by the Foothill Municipal Water District (FMWD), which 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. According to the purveyors, the City has adequate water supply to serve its projected population through 2030. Furthermore, the FMWD has scheduled improvements to the water distribution system to occur in 2015. 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.

9.4 Housing Resources

As a small city, La Cañada Flintridge has limited resources for the development and preservation of housing. This section presents an overview of the land, financial, and administrative resources available to the City.

9.4.1 Residential Development Potential

9.4.1.1 Regional Housing Needs Allocation (RHNA)

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.⁵

RHNA Carried Forward from 2008-2014

AB 1233 amended the State Housing Element law to promote the effective and timely implementation of local housing elements. Specifically, the law states that if a jurisdiction is unable to provide adequate sites (with appropriate zoning and development standards) in the prior planning period, within one year of the new cycle, the jurisdiction must rezone/upzone adequate sites to accommodate the shortfall.

The City adopted the 2008-2014 Housing Element in March 2013 as part of its General Plan update. The updated General Plan created new Multi-Family Residential and Mixed Use designations at 30 units per acre. However, the Zoning Code was not updated at the time of Housing Element adoption to establish development standards to implement the new General Plan designations. Therefore 2008-2014 Housing Element included commitments to making the appropriate zoning amendments to implement the General Plan and accommodate the RHNA within one year of the Housing Element adoption. The City is in the process of amending the Zoning Code to fulfill these commitments, which are being carried forward to this new 2013-2021 Housing Element update.

For the 2008-2014 Housing Element period, the RHNA cycle extended from January 1, 2006 through December 31, 2013. The City of La Cañada Flintridge was assigned a RHNA of 235 housing units divided by household income as follows:

- Extremely Low/Very Low-Income (up to 50% of AMI): 62 units (26.4%)
- Low-Income (51 to 80% of AMI): 39 units (16.6%)
- Moderate-Income (81 to 120% of AMI): 42 units (17.9%)
- Above Moderate-Income (more than 120% of AMI): 92 units (39.1%)

According to the 2008-2014 Housing Element adopted in March 2013, the City achieved a total of 4 units during the period beginning January 1, 2006. Without any pricing information, all of these units are assumed to be affordable to above moderate-income households only. Thus, based on units constructed, the City has a remaining RHNA of 231 units (62 very low-income, 39 low-income, 42 moderate-income, and 88 above moderate-income units) for the 2008-2014 Housing Element period.

⁴ Southern California Association of Governments (SCAG) covers a six-county region, including Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial.

RHNA for 2013-2021

For the 2013-2021 Housing Element update, the City of La Cañada Flintridge is allocated a RHNA of 112 units by SCAG as follows:

- Extremely Low/Very Low-Income (up to 50% of AMI): 30 units (26.8%)
- Low-Income (51 to 80% of AMI): 18 units (16.1%)
- Moderate-Income (81 to 120% of AMI): 20 units (17.9%)
- Above Moderate-Income (more than 120% of AMI): 44 units (39.3%)

Through its Housing Element, the City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units.

Overall RHNA Obligations

Combined with the carryover from the previous Housing Element cycle and new RHNA for the 2013-2021 Housing Element, the City has a RHNA obligation of 343 units:

- Extremely Low/Very Low-Income (up to 50% of AMI): 92 units⁹
- Low-Income (51 to 80% of AMI): 57 units
- Moderate-Income (81 to 120% of AMI): 62 units
- Above Moderate-Income (more than 120% of AMI): 132 units

The City proposes to utilize capacity available in the Mixed Use and High Density Residential zones to fulfill the RHNA.

⁹The City has an overall RHNA obligation of 92 very low-income units, including extremely low-income units. Pursuant to new state law (AB 2634), the City must project the number of extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units as extremely low. According to the CHAS data developed by HUD using 2000 Census data, the City had 6.7 percent very low-income households, including 3.6 percent extremely low-income and 3.1 percent very low-income, as shown in Table HE-13. Therefore the City's RHNA of 92 very low-income units may be split into 49 extremely low- and 43 very low-income units. However, for purposes of identifying adequate sites for the RHNA, state law does not mandate the separate accounting for the extremely low-income category.

9.4.1.2 Residential Sites Available

The City of La Cañada Flintridge is primarily built out. However, through the Downtown Village Specific Plan and the General Plan update, the City created additional opportunities for residential development.

Characteristics of Vacant and Underutilized Sites and Trend of Recycling in La Cañada Flintridge

In recent years, older, lower intensity commercial properties have recycled into modern, higher intensity commercial uses. For examples, the “Town Center” Shopping Center was recently completed with over 143,000 square feet of retail and restaurant space. Prior to the redevelopment, the Town Center site was developed with single-family homes and several small commercial buildings. The owner/developer (Sport Chalet) acquired and assembled multiple properties as they came on the market over two decades. The site was approved for a shopping center development in the late 1980s but the project was suspended due to the economic recession during the 1990s. Subsequent project application was approved and rescinded due to oppositions by residents. The City then created the Downtown Village Specific Plan to facilitate development in the Downtown area. In order to facilitate development of the Town Center project, the City offered a number of incentives, including:

- Approval of changes to the Specific Plan development standards to accommodate higher height of the buildings;
- Approval of a reduction in total required parking
- Relocation of the required park; and
- Provision of some of the infrastructure improvements.

The Town Center project illustrates the feasibility of lot consolidation and redevelopment of underutilized properties in La Cañada Flintridge.



Additional redevelopment/expansion activities have also been implemented or are being planned. The Ralph's Market just completed an expansion and remodel. The old Sportland building, at 21,000 square feet, is being considered for a new "whole foods" type market. A Verdugo Boulevard gas station is being converted to restaurant/retail uses. The owner of the property that currently houses a pizza restaurant is also approved for rebuilding into larger uses. These activities not only demonstrate a local demand for an expanded commercial/retail base, but also that many existing properties are underutilized based on current and proposed zoning standards and that redevelopment or expansion to new uses is financially and physically feasible given the low intensity of existing uses.

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 uses. 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., $ILR < 1.0$).

Determining a site's ILR is rarely enough to establish that a site has a reasonable potential to redevelop with higher density residential uses within the planning period. Improved properties included in the City's sites inventory have been carefully screened to eliminate parcels with structures built within the past 15

years, as owners of newer structures may not be inclined to redevelop their properties even though the land value may be more than the value of improvements.

A parcel-specific analysis was conducted on properties within the City to identify vacant and underutilized properties. For underutilized properties, the following criteria were used:

- existing improvements are at least 15 years old; and
- improvement-to-land value ratio is less than 1.0, indicating the land is worth more than the improvements on site.

Appendix A provides a list of the vacant and underutilized properties in the City, focusing along the Foothill Boulevard. Site visits were conducted to confirm the status of the properties.

Most underutilized parcels identified have improvements that were constructed prior to the 1980s, with a median year built of 1953. These properties exhibit similar characteristics in terms of conditions and existing operations as properties on the Town Center site prior to redevelopment.

In October 2013, the City conducted a community workshop to discuss the 2013-2021 Housing Element update and proposed Zoning Code amendments to implement the High Density Residential and Mixed use designations, among other code amendments to facilitate a variety of housing options. Two developers attended the workshop and expressed interest in developing active senior living and assisted living in the City.

Downtown Village Specific Plan (DVSP)

In response to the City's limited vacant land resources, the City intends to focus much of its future residential growth within the DVSP. Based on its downtown location, flat terrain, and relatively new sewer system, this area can readily support the development of multi-family housing for the City's workforce and senior population.

The DVSP designates the following Land Use Districts that can accommodate residential development:

1. **Mixed Use 1:** Provide opportunities for residential development and commercial development within the same building. Residential use is restricted to the second floor. Multi-family residential development is permitted at densities of up to 15 units per acre.
2. **Mixed Use 2:** 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 permitted at densities of up to 15 units per acre without a requirement for retail or commercial uses.

3. **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. However, currently only senior multi-family housing is permitted in this district. [Prior to adoption of the 2013-2021 Housing Element](#), the City will amend the DVSP designation to allow multi-family housing for all household types. [The Planning Commission hearing is scheduled for November 26, 2013.](#)

The DVSP area is characterized by a variety of low-intensity uses. The majority of the non-vacant properties in the area were constructed at least 40 years ago. The median year of built improvements in the area is 1955, making most of the structures at least 50 years old. These 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 improve. The following pictures illustrate the characteristics of properties within the DVSP area. 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, and increasing market demand make redevelopment feasible.

The intensification permitted under the DVSP offers potential for redevelopment. To estimate development potential in the DVSP, an average development density is used, rather than the maximum density. Pursuant to state law (AB 2348), development capacity must be estimated on a realistic basis, not theoretical basis, accounting for development trends and patterns, as well as development standards such as height limit, parking requirements, open space/landscaping requirements, and lot coverage/setbacks. Based on a development intensity at 80 percent of the maximum capacity (i.e. 12 units per acre), redevelopment of vacant and underutilized parcels in the DVSP area can yield approximately 292 units (see Table HE-37). The 80 percent factor is typical for urban development in the San Gabriel Valley. As part of the City's discussions with developers, the City will identify development standards that can facilitate mixed use development at the target density.

**Table HE-37.** Vacant and Underutilized Properties in the DVSP Area

District	Maximum Density	Potential Density	Net Acres	# of Parcels	Potential Units
Residential					
Vacant	15 du/ac	12 du/ac	0.00	0	0
Underutilized	15 du/ac	12 du/ac	0.68	3	8
Total			0.68	3	8
Mixed Use 1					
Vacant	15 du/ac	12 du/ac	0.53	3	5
Underutilized	15 du/ac	12 du/ac	9.88	54	91
Total			10.41	57	96
Mixed Use 2					
Vacant	15 du/ac	12 du/ac	0.72	2	8
Underutilized	15 du/ac	12 du/ac	16.00	48	180
Total			16.72	50	188
Total			27.81	110	292

Mixed Use Areas

In addition to the DVSP, the General Plan established a new land use designation, Mixed Use. Underutilized properties in the Mixed Use area are identified using the following criteria:

- existing improvements are at least 15 years old; and
- improvement-to-land value ratio is less than 1.0, indicating the land is worth more than the improvements on site.

Vacant and underutilized parcels in the Mixed Use land use designation are summarized in Table HE-38. Most of these properties contain low-intensity commercial uses with large surface parking lots. Some properties contain vacated businesses. Specifically included in the Mixed Use area is a 5.14-acre property owned by Caltrans that is significantly underutilized. Of the 5.14 acres, 4.15 acres are used as a parking lot. Three commercial structures occupy the remaining 0.99 acre on the site. The objective of the General Plan is to encourage mixed use/residential development on surface parking area to complement the existing uses.

Table HE-38. Vacant and Underutilized Properties in Mixed Use Areas

District	Maximum Density	Potential Density	Net Acres	# of Parcels	Potential Units
Mixed Use					
Vacant	30 du/ac	24 du/ac	0.92	2	21
Underutilized	30 du/ac	24 du/ac	17.35	9	378
Total			18.27	11	399

Area Identified for Rezoning to High-Density Multi-Family Use

In order to accommodate the City's RHNA, meeting the new State law requirements on available sites, the City has identified two additional areas for rezoning to high-density multi-family residential use at 30 units per acre. [The City will rezone the properties prior to adoption of the 2013-2021 Housing Element. The Planning Commission hearing to review the rezoning is scheduled for November 26, 2013.](#)

Curran Street

The first potential area is the Curran Street area, comprising of nine residential parcels, five commercial parcels, and portions of street right-of-way that serve only the few residential parcels behind Foothill Boulevard. An aerial view of this area is provided in the appendix.

The nine residential parcels are zoned single-family residential (R-1-5000) and commercial parcels are zoned Commercial Planned Development (CPD). Because the portions of the street right-of-way included in this area serve only the nine residential parcels, they can potentially be included in a project that consolidate these parcels, whereby ingress and egress can occur directly from Foothill Boulevard or Union Avenue, eliminating the need for these interior right-of-ways. Therefore, these right-of-way segments serve as a bonus land area from the City to encourage lot consolidation for a large project. The residential parcels are developed with older and smaller single-family homes and existing uses along Foothill Boulevard include a restaurant, independently owned exercise gyms, and commercial office uses with relatively large parking areas in the back. While some stores have undergone some cosmetic refurbishing, most structures are older and specifically one of the older buildings has recently been demolished and the land is left vacant. Vacancies can also be observed among the commercial structures (picture shown). All buildings are currently single-story buildings. Once redesignated, the density increase will present significant financial incentives for redevelopment of this area.

Redevelopment of the vacant site is expected to occur when the economy recovers, which can serve as a catalyst to redevelopment of the area. Discussions with a residential developer in Arcadia (a nearby community with high housing costs) indicate that conversion of older single-family into multi-family housing is a trend in this sub region. While housing condition plays a role in determining feasibility of recycling, it is not a critical factor in site selection. The ability to gain additional housing units typically outweighs the cost differentials based on housing conditions.

In 2010, the City solicited the participation of mixed use and multi-family developers in a developers workshop. Several developers expressed interest in developing in the City. To facilitate redevelopment of this site, the City will direct interested developers to these sites and depending on the project configuration, the Curran Street right-of-way may be offered as a land bonus.

This area totals 3.59 acres. Assuming an average density of 24 units per acre, this area can accommodate 86 multi-family units. With the rezoning of the Curran Street parcels, 58 percent of the City's 149 lower income RHNA can be fulfilled in this area. [With adoption of the Zoning Code amendments, no discretionary approval will be required for multi-family development on these R-3 sites.](#)



Jo-Ann's Fabrics

The second potential area is the Jo-Ann's Fabrics site. This site is located at the southeast corner of Foothill Boulevard and La Cañada Plaza Road. An aerial view of this site is provided in the appendix. This single-use commercial building occupies a large site consisting of two parcels and totaling 0.84 acre. The single-story structure is old and as shown in the following photos, the site is significantly underutilized. Because of its irregular shape, the existing commercial building is oddly situated, leaving a large portion of the site as excess paved areas that cannot be used as parking (see aerial photo in the appendix), and resulting in an underutilized site. Multi-family residential development, on the other hand, may be more adaptable to this triangular site and better utilize the full area of this site. This site is also located directly across the commercial areas redesignated for mixed use developments as part of the General Plan update. Across Jo-Ann's Fabric Site 18 (see Appendix), a 3.5-acre site designated for mixed use and currently includes underutilized commercial uses and a vacant parcel. Redevelopment of Site 18 and other mixed use areas across the street will serve as a catalyst for the redevelopment of Jo-Ann's Fabric. Furthermore, immediately behind this site are existing multi-family residential uses. Redevelopment of this site into multi-family residential use would introduce a compatible use to the adjacent area. At an average density of 24 units per acre, this site can accommodate 20 multi-family units. To facilitate multi-family development on this site, the City will direct interested developers to this opportunity site. [As with the Curran Street sites, no discretionary approval will be required for multi-family development on the Jo-Ann's Fabrics site, following adoption of the Zoning Code amendments.](#)



Table HE-39. Vacant and Underutilized Properties in Potential Rezone Area

District	Maximum Density	Potential Density	Net Acres	# of Parcels	Potential Units
Rezone to High Density					
Curran Street	30 du/ac	24 du/ac	3.59	15	86
Jo-Ann's Fabrics	30 du/ac	24 du/ac	0.84	2	20
Total			4.43	17	106

Accessory Living Quarters

The City's standards allow ALQs with a kitchen and sleeping areas on larger lots. Based on this requirement, approximately half the single-family residential lots in the City (3,400 lots) would qualify for consideration for an ALQ.

Since adoption of the ALQs standards in 1991, the City has approved an average of five units on an annual basis. Approximately half of these units include a kitchen facility and can potentially be used as independent living quarters. Most of these units are used by family members and therefore, are available at low or no costs. Given the history of providing ALQs in the community over the past 10 years, the Housing Element establishes a goal to achieve approximately two units per year to be developed as affordable rental units.

Adequacy of Sites for RHNA

With the implementation of the new General Plan, an estimated 691 housing units can be accommodated on the vacant and underutilized mixed use and residential sites in La Cañada Flintridge (Table HE-40). However, the City does not anticipate all Mixed Use sites will be developed with a residential component. For purposes of accommodating the RHNA for this Housing Element period, the City assumes 50 percent of the Mixed Use sites will contain a residential component when redeveloped. This 50 percent factor will yield a total of 146 units in Mixed Use areas within the DVSP area and 200 units in other Mixed Use areas. At a maximum density of 15 units per acre, mixed use residential potential in the DVSP area can facilitate the development of housing for moderate and above moderate income households. Mixed Use sites outside the DVSP area at 30 units per acre can facilitate the development of housing for lower income households. In addition, the City identified an area around Curran Street where redesignation from single-family or nonresidential uses to R-3 High Density Multi-Family Residential use is appropriate and feasible. This area alone provides a capacity of 86 additional units for 58 percent of the City's lower income RHNA. Finally, the City identified a second area (Jo-Ann's Fabrics) for rezoning due to its location and existing site conditions. These two areas total 4.43 acres, with a capacity to accommodate 106 units. The City will rezone these

areas as R-3 High Density Multi-Family Residential [prior to](#) the adoption of the [2013-2021 Housing Element](#). The [sites identified in the inventory](#) have a surplus capacity of [119 units beyond the RHNA obligation](#).

Table HE-40. Adequacy of Vacant Sites to Accommodate RHNA

Income	Extremely Low/ Very Low/Low	Moderate	Above Moderate	Total
Downtown Village SP				
Residential	--	8	--	8
Mixed Use 1	--	96	--	96
Mixed Use 2	--	188	--	188
Mixed Use (New)	399	--	--	399
Total Mixed Use Capacity	399	292	--	691
50-Percent	200	146	--	346
Rezone to High Density	106	---	---	106
Second Units	--	10	--	10
Total	306	156	--	462
RHNA (4 th and 5 th Cycles)	92	57	62	132
Surplus/Deficit	+157	+94	(132)	+119

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](#). The City currently receives approximately \$114,950 (FY 2013/2014) in CDBG funds on an annual basis. During FY 2013/2014, \$91,950 was allocated to the Resident Rehabilitation Program and \$23,000 to the Sewer Connection Program.

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.

9.4.3.2 Southern California Presbyterian Homes (SCPH)

An experienced non-profit developer, Southern California Presbyterian Homes (SCPH) specializes in developing affordable housing projects, primarily for seniors, throughout southern California and in the San Gabriel Valley. Projects in nearby communities include two multi-family projects in Glendale and one multi-family development in Duarte.

9.4.3.3 Pasadena Neighborhood Housing Services

Pasadena Neighborhood Housing Services is a non-profit development corporation that is involved with housing rehabilitation and the development of affordable housing in Pasadena and surrounding communities. Working with residents and the business community, Pasadena Neighborhood Services provides both rental and homeownership opportunities to low- and moderate-income families.

9.4.3.4 National Community Renaissance (CORE)

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.

9.4.3.5 Ecumenical Ministerial Association of La Cañada Flintridge

Ecumenical Ministerial Association of La Cañada Flintridge is a faith-based organization comprising seven local churches and one synagogue. The organization partners with Habitat for Humanity of San Gabriel Valley to assist with financing and housing construction.

9.5 Opportunities for Energy Conservation

There is a growing awareness at the national and state levels of the importance to implement green practices. Legislation has been approved by the State of California with mandates for cities and regions to implement such practices in order to reduce impacts on the environment. Cities and counties throughout the state are required to comply with SB 375, the goal of which is to reduce greenhouse gases in the state. In addition, other State legislation, such as AB 811, provides financial incentives for homeowners to lower home utility usage through the installation of insulation or solar equipment.

To address the above requirements, the City of La Cañada Flintridge has taken several measures to implement energy conservation programs in residential projects. The City's Residential Design Guidelines 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 currently participates in the Construction and Demolition Debris Management program (C&D) and Calsense, both administered by the Public Works Department. Under the City's Municipal Code (Ordinance 313), a minimum of 50 percent of construction waste generated by projects has to be recycled as part of the C&D program. In 2008, 87 percent of construction materials were recycled, which increased to 94 percent in 2009. This significantly reduces the amount of recyclable debris being put in limited landfills. 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.

Furthermore, the City plans to encourage energy conservation through implementation measures on different levels. The first level includes requiring new residential development to meet applicable energy standards of Title 24 of the California Administrative Code. Building additions or alterations must also meet Title 24 standards if they increase the heated or cooled floor space of the building. Builders of these units may achieve compliance either by calculating the energy performance in a prescribed manner or by selecting from alternative

component packages that prescribe a fixed method of energy compliance. The City's Building and Safety Division checks all proposed residential units for design and construction compliance with Title 24 energy standards. The State of California updated the energy conservation requirements in Title 24 and the changes went into effect on January 1, 2011. The City will continue to enforce the requirements of Title 24.

In addition, the City created a Green Task Force, an ad hoc committee, to develop recommendations to the City Council in order to improve energy conservation in the City. As a result of the work by the Green Task Force, the City continues to refine programs and information regarding conservation of energy and water. A City information program provides residents with recommendations for conservation. Additionally, the City restructured its Building Fee Schedule to subsidize the use of solar photovoltaic panels.

The City's website now provides links to the utility companies and energy and water conservations tips and 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

The earlier sections of the Housing Element establish the housing needs, constraints, and opportunities in La Cañada Flintridge. The following Housing Plan evaluates the accomplishments of the last adopted housing element and presents the City's [eight](#)-year Housing Plan for this planning cycle. This Housing Plan sets forth goals, policies, and programs to address the identified housing needs of the community.

9.5.1 Evaluation of Past Accomplishments

In order to develop an effective housing plan for the [2013-2021](#) planning period, the City is required to assess the achievements and continued appropriateness of existing housing programs and actions. These results should be quantified

where possible (e.g., the number of units that were rehabilitated), but may be qualitative where necessary (e.g., mitigation of government constraints).

The La Cañada Flintridge Housing Element was last updated in [March 2013](#) and set forth a series of housing programs with related objectives for the following topic areas: new housing opportunities; removal of government constraints; maintenance, preservation and enhancement; environmental sensitivity; and fair housing. The following section reviews the continued appropriateness of these programs, the effectiveness of the Housing Element, and the progress in implementation.

9.5.1.1 Progress toward the [2008-2014 RHNA](#)

The City had a total RHNA of [287](#) units for the [2008-2014 housing element cycle](#), including a penalty of [52](#) units from the prior period, 2000-2005. The combined RHNA total of [287](#) units included [80](#) very low-income units, [52](#) low-income units, [59](#) moderate-income units, and [96](#) above moderate-income units. The RHNA for the 2008-2014 Housing Element cycle covered the period from January 1, 2006 to December 31, 2013.

Table HE-41. Progress toward [2006-2014 Combined RHNA](#)

Income Category	2006-2014 RHNA	Units Constructed
Very Low	80	0
Low	52	0
Moderate	59	0
Above Moderate	96	4
Total	287	4

9.5.1.2 Program Accomplishments

[Providing New Housing Opportunities](#)

[Adequate Residential Sites](#)

With the comprehensive update of the City's General Plan (2013), the City created additional opportunities for residential development through mixed use zoning. In addition, the City identified 4.4 acres of land to rezone for high density residential uses. Currently, the City is processing amendment to the Zoning Code to rezone these properties. A public hearing has been scheduled for November 26, 2013 before the Planning Commission to review the proposed amendments.

2008-2014 Housing Element Goal: Amend the General Plan and Zoning Code to rezone 4.4 acres of existing lower density residential and nonresidential land to high density residential land, where multi-family residential development will be permitted by right without discretionary review at up to 30 units per acre (with a minimum density of 20 units per acre). To facilitate residential development on these properties, the Planned Development (PD) permit requirement will be removed for the High Density (30 units per acre) properties identified for rezoning. The City will regularly monitor the effectiveness of incentives in encouraging redevelopment and identify alternatives as necessary.

Concurrent with that rezoning, adopt appropriate development standards, including reduced parking requirements, reduced minimum unit sizes, and height limit (at least two stories) that are consistent with similar developments in the region. Ensure that the development standards are adequate to allow the achievement of the maximum density permitted. Adopt design guidelines to implement the City's new mixed use and high density residential zoning. Maintain an inventory of residential and mixed-use sites and make the information available to interested developers; update the inventory annually. Assist in lot consolidation by providing a list of appropriate and available sites to interested developers.

Program Status: The City updated the Land Use Element in January 2013 allowing densities up to 30 units per acre on sites that were identified in the 2008-2014 Housing Element, which was adopted in March 2013. The Planning Commission will conduct a hearing during November 2013 to make a recommendation to the City Council concerning rezoning the sites to R-3, which permits high density development at 30 units per acre. The Commission will consider various Zoning Code amendments for the R-3 district, including, among others, elimination of the requirement for a Planned Development (PD) permit for residential development. Additional amendments have also been proposed to establish standards for the newly created Mixed-Use zone and reduce parking requirements for multi-family residential development in various zones.

Downtown Village Specific Plan (DVSP)

In November of 2000, the City adopted the DVSP, consisting of areas along Foothill Boulevard in the center of the City. The primary focus of the DVSP is to enhance Foothill Boulevard by creating 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.

2008-2014 Housing Element Goal: Conduct a Developer's Workshop in 2012 to inform non-profit and other interested housing developers of available sites within the DVSP for mixed use and multi-family housing. Provide information

on 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. The City will also amend the DVSP designation to allow multi-family housing for all household types, not just senior multi-family housing, within one year of adoption of the Housing Element.

Program Status: The Planning Commission will conduct a hearing during November 2013 to make a recommendation to the City Council to allow multi-family housing for all housing types in the Downtown Village Specific Plan, not senior multi-family housing only. The City conducted a community meeting in October 2013 to discuss zoning amendments, potential development sites, and Housing Element update issues. Two developers attended the meeting, expressing interests in providing senior active living and assisted living communities in the City, and provided input on appropriate development standards.

Lot Consolidation

Much of the future residential development is expected to occur in the DVSP area and in the newly created Mixed Use and High Density Residential (30 units per acre) zones. The City will facilitate lot consolidation for mixed use and housing developments in these areas.

2008-2014 Housing Element Goal: Allow administrative processing of lot consolidation requests. Provide assistance with site identification and entitlement processing. Offer fee deferrals for affordable housing projects. Work with property owners to facilitate lot consolidation and identify redevelopment potential.

Program Status: City staff continues to be committed to assisting developers with mixed-use and multi-family projects, which may involve lot consolidation.

Second Units/Accessory Living Quarters (ALQs)

Second 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 amended the ALQs ordinance to permit the development of ALQs (second units) via a ministerial process. Many property owners have developed second units pursuant to the City's ALQ ordinance to use for guests, family members, domestic workers, and as independent rental units.

2008-2014 Housing Element Goal: Continue to support the development of second units as a source of affordable housing for lower and extremely low income persons, and monitor annually to ensure adherence to codes and to assess rental rates. The City's goal is to achieve development of two second units

per year, which provides rental housing to low- and moderate-income households.

Program Status: The City permits development of second units by right on parcels with minimum size of 10,000 square feet. Between 2006 and 2013, about ten ALQs have been approved in the City.

Conserving and Maintaining Existing Housing

Code Enforcement

The objective of the City's Code Enforcement Program is to 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 owner.

2008-2014 Housing Element Goal: Continue to enforce the City's Property Maintenance Ordinance to preserve existing units, maintain property values, and support a high quality of life for residents. [Provide information to income-qualified property owners on available rehabilitation assistance.](#)

Program Status: On an ongoing basis, the Planning Department responds to complaints regarding potential code violations, performs inspections, and works to abate code violations. The vast majority pertains to landscaping, abandoned vehicles, and property maintenance issues that affect neighborhood quality. The property owner is allowed a reasonable amount of time to correct the violation and almost all of the violations are resolved in a short time frame. This program remains appropriate to the updated Housing Element.

Residential Rehabilitation Program

The City's Residential Rehabilitation Program offers home improvement grants to low-income households in single-family homes. Funded through the City's CDBG allocation, eligible activities include plumbing and electrical work, roof repairs, foundation and exterior painting, handicapped accessibility, and energy efficiency improvements.

2008-2014 Housing Element Goal: Continue to advertise availability of the Residential Rehabilitation Program through brochures at the public counter and posting on the City's website. Target advertising to the lower and extremely low income households, including seniors and persons with disabilities. Provide CDBG funds to achieve approximately five grants per year.

Program Status: Between 2008 and 2013, 23 households have been assisted. CDBG funding through the Los Angeles County Community Development

Commission has declined as a result of Congressional reductions to the CDBG budget. Staff administrative costs are borne now entirely by the City.

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 multi-family tenants do not pay sewer connection fees.)

2008-2014 Housing Element Goal: Provide grants for approximately four to six lower and moderate-income households annually. The City will continue to advertise the availability of this program through brochures at the public counter, posting on the City's website, and other appropriate venues.

Program Status: Between 2008 and 2013, 16 households have been assisted. Grants are a maximum of \$12,000 for a qualified household and limited to plumbing retrofit and hardscape construction costs associated with the connection of single-family residences to newly constructed sewer lines. CDBG funding through the Los Angeles County Community Development Commission has declined as a result of Congressional reductions to the CDBG budget. Staff administrative costs are borne now entirely by the City.

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 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.

2008-2014 Housing Element Goal: Continue to enforce condominium conversion regulations to help conserve existing rental housing and provide tenant protections.

Program Status: There have been no requests for condominium conversions since the ordinance was adopted in 1982.

Multi-Family Acquisition and Rehabilitation

The City contains several older apartment buildings in need of upgrading and repair. 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. While the City has limited funds to support such a project, it can assist a non-profit in accessing outside funds, such as through City of Industry funds.

2008-2014 Housing Element Goal: The City will identify apartments and duplexes in the community in need of substantial rehabilitation and will contact property and housing corporations regarding opportunities for acquisition and rehabilitation. Program will target assistance to units occupied by lower income households (especially extremely low income senior households and persons with disabilities).

Program Status: The City continues to support the rehabilitation of apartment buildings, if a developer chooses to make an offer.

Facilitating Housing for Lower- and Moderate-Income and Special Needs Households

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. SB 1818 (enacted 2005) and SB 435 (enacted 2006) changed the requirements of state law regarding the mandatory provision of density bonuses, incentives, and concessions to affordable housing developers that meet certain criteria. A density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district is available to developers who provide affordable housing as part of their projects. Developers of affordable housing are also entitled to at least one concession or incentive. The City will amend its Zoning Code to comply with current state density bonus law. The density bonus ordinance will specify the types of regulatory concessions and incentives to be offered consistent with state law. Examples of concessions and incentives that could be offered include, but are not limited to, reductions in the amount of required on-site parking, fee reductions, expedited permit processing, and modified or waived development standards.

2008-2014 Housing Element Goal: Revise the Zoning Code to address density bonus provisions consistent with state density bonus law within one year of adoption of the 2008-2014 Housing Element. 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.

Program Status: The Planning Commission will conduct a hearing during November 2013 to make a recommendation to the City Council concerning an amendment to the Zoning Code implementing current State density bonus law.

Special Needs Housing

Currently, the La Cañada Flintridge Zoning Code does not specifically address the siting of transitional housing, emergency shelters, supportive housing, or single-room occupancy units, which are housing options appropriate for special needs households and lower income households, including extremely low-income households.

Specifically, the following revisions will be made:

- **Transitional Housing:** Amend the Zoning Ordinance to address the provision of transitional housing. Transitional housing pursuant to Health and Safety Code Section 50801(i) will be permitted by right where housing is permitted, and subject to the same development standards as other housing development.
- **Supportive Housing:** Amend the Zoning Ordinance to address the provision of supportive housing. Supportive housing pursuant to Health and Safety Code Section 50675.14(a)(B)(2) will be permitted by right where housing is permitted, and subject to the same development standards as other housing development.
- **Emergency Shelters:** Identify emergency shelters as a permitted use in the CPD zone and develop standards in the Zoning Code that comply with state law.
- **Single Room Occupancy (SRO):** Specify SRO as a conditionally permitted use in the CPD zone. Conditions for approval will relate to the performance of the facility, such as parking, security, and management.
- **Reasonable Accommodation:** Adopt a reasonable accommodation ordinance to specify the types of requests to be considered, the procedures for applying and reviewing accommodation requests, the approval criteria and body, and any fee involved.

2008-2014 Housing Element Goal: Amend the Zoning Code within one year of the adoption of the Housing Element.

Program Status: The Planning Commission will conduct a hearing during November 2013 to make a recommendation to the City Council concerning amendments to the Zoning Code implementing current state law related to households with special needs. The amendments will address transitional housing, supportive housing, emergency shelters, Single Room Occupancy, and reasonable accommodation.

Senior and Workforce Housing

Providing adequate and affordable housing for senior residents is an important goal for La Cañada Flintridge. As this population ages, the City will begin to experience a significant increase in demand for senior needs and services. In particular, those aged 75+ will begin to require housing with a supportive services component.

The limited supply of rental apartments in La Cañada Flintridge, combined with relatively high rental costs and low vacancy rates, has increased the need for rental housing affordable to the local workforce.

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.

2008-2014 Housing Element Goal: Facilitate and encourage the development of affordable housing for lower income households (including extremely low incomes, and housing for seniors and persons with disabilities). Specifically, conduct a Developers Workshop in 2012 to 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. Prioritize funding assistance to affordable housing projects that include units affordable to extremely low income households. Directly contact developers experienced in using City of Industry funds to attend the workshop and encourage them to apply for funds on an annual basis. On an ongoing basis, support funding applications for county, state, and other financial resources for projects that further the community's housing goals. Work with qualified housing developers to pursue affordable housing (including projects that provide set-aside units for extremely low income households) in the community.

Program Status: The City is addressing existing requirements to make residential development more flexible and less restrictive, including parking standards, planned development permits for multi-family housing, and use of density bonuses under State law, along with appropriate forms of financial assistance for senior and workforce housing. The City conducted a community meeting in October 2013 to discuss housing needs and appropriate development standards for mixed use and multi-family developments. Two developers attended the meeting and provided their input. The Planning Commission will conduct a hearing in November 2013 to make a recommendation to the City Council concerning amendments to the Zoning Code.

Mortgage Credit Certificate (MCC)

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).

2008-2014 Housing Element Goal: The City will advertise the programs in the City newsletter and website and provide brochures at the public counter to interested homebuyers. In addition, the City will work with local realtors to make them aware of these programs.

Program Status: City staff will provide publicity materials and will post information on the City's website.

Home Ownership Program (HOP)

The Los Angeles County Community Development Commission 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.

2008-2014 Housing Element Goal: The City will advertise the Los Angeles County programs in the City newsletter and website and provide brochures at the public counter to interested homebuyers. In addition, the City will work with local realtors to make them aware of these programs.

Program Status: The City provides information on the program in the City Hall lobby.

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.

2008-2014 Housing Element Goal: Continue to participate in the Housing Choice Voucher Program. Encourage property owners, particularly owners of ALQs, to accept the vouchers. Promote program to extremely low-income households.

Program Status: The City provides written information on the program in the City Hall lobby. As of October 2013, one senior household is utilizing Housing Choice Voucher in the City, with seven households on the waiting list for assistance.

Ensuring Environmental Sensitivity

Hillside Development Standards

Much of the City's residential development is located in hillside areas of varying slope characteristics. Hillside development issues include environmental impacts, such as drainage and slope stability, as well as aesthetic considerations, such as view impacts on surrounding properties. The City has adopted Hillside Development Standards that provide development criteria and public review of single-family development in hillside areas and on lots with an average slope of 15 percent or greater.

2008-2014 Housing Element Goal: Continue to enforce hillside development standards to protect and preserve the environment of the City's hillside areas and protect residents from unreasonable risk of landslide, wildfire, and other slope-related hazards.

Program Status: The City has established Hillside Development Standards that provide development criteria and extensive public review of single-family development in the City's hillside areas and on lots with an average slope of 15 percent or greater. This program remains appropriate to the updated Housing Element.

Green Task Force

The City has been convening a Green Task Force to explore measures to promote energy conservation in the community. 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 energy and water conservation.

2008-2014 Housing Element Goal: Continue to post and expand resources for energy and water conservation on City website. Continue to implement the Construction and Demolition Debris Management program and Calsense by the Public Works Department. Continue to implement recommendations of the Green Task Force as funding permits.

Program Status: As a result of the work by the Green Task Force, the City continues to refine programs and information regarding conservation of energy

and water. A City information program provides residents with recommendations for conservation. Additionally, the City restructured its Building Fee Schedule to subsidize the use of solar photovoltaic panels.

Advancement of Residential Design and Character

The City has revised and adopted modifications regarding single-family residential zones in order to address issues regarding size, design, and overall quality issues of new single-family development. The City has refined and modified R-1 development standards, which include modifications to prevent homes that are too large from being constructed on smaller lots (mansionization) and review of second story additions (or new two story homes) for scale, architectural character, and privacy.

2008-2014 Housing Element Goal: Continue to review overall design, size, scale, and other quality issues as they relate to residential development.

Program Status: The City continues to review development in the single-family residential districts to comply with the adopted development standards.

Promoting Equal Housing Opportunities

Fair Housing Program

The City will continue to use the contract for fair housing services through the Los Angeles County Community Development Commission CDBG program. Fair housing services include outreach and education, tenant/landlord dispute resolution, and fair housing investigations. The roles of the service provider is to provide services to participating jurisdictions, agencies and the general public to further fair housing practices in the sale or rental of housing. La Cañada Flintridge advertises the fair housing program through placement of fair housing services brochures at the public counter and the City's website.

2008-2014 Housing Element Goal: Continue to promote fair housing practices and provide educational information on fair housing to the public. Provide referral to the fair housing service providers (Housing Rights Center and Fair Housing Council of San Fernando Valley). Place fair housing brochures at City counters and community locations. Provide a link to the fair housing service providers on the City's website.

Program Status: Since La Cañada Flintridge is not a large tenant-based community, there have been limited tenant/landlord disputes or incidents of alleged housing discrimination as reported by the fair housing service provider. The City will continue to participate in the program through the County Community Development Commission and to provide brochures and information on the City's website.

9.6 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.

HE Goal 1: Facilitate the provision of a variety of types 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 Living Quarters (second units), moderate density apartments and condominiums, and mixed use residential development, in accordance with the Regional Housing Needs Allocation (RHNA).

HE Policy 1.2: Facilitate mixed use and senior housing development within the Downtown Village Specific Plan area and other mixed use areas to expand housing opportunities for all income groups.

HE Policy 1.3: Assist residential developers in identifying land suitable for new housing development.

HE Policy 1.4: Support the dispersion of Accessory Living Quarters throughout the City's lower density single-family neighborhoods.

HE Policy 1.5: Locate higher density residential development in close proximity to public transportation, other public and private services, and recreation.

HE Policy 1.6: Continue to support the development of childcare facilities to provide improved housing conditions benefitting households lacking in-home childcare capability.

HE Policy 1.7: 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.

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 neighborhood quality and housing values.

HE Policy 2.2: Continue to 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 the City's residential neighborhoods.

HE Policy 2.3: Encourage property owners to consider the benefits of home repair and remodeling using design and materials consistent with the existing or historic character of the residence.

HE Goal 3: Address the housing needs of lower and moderate-income households and those households with special needs.

HE Policy 3.1: Encourage the private sector 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: Address governmental constraints to the development and preservation of housing for lower income households and those with special needs through appropriate development standards and land use controls, and efficient permit processing procedures.

HE GOAL 4: Ensure that housing is sensitive to the existing natural and built environment.

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: Improve standards for adequate off-street parking space for vehicles (including garages for single-family dwellings), with safe access to streets and highways.

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: Continue to provide residents the opportunity to approve benefit assessment districts for the installation of sewers.

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

HE Policy 5.1: Cooperate with local fair housing agencies to enforce fair housing laws.

HE Policy 5.2: Inform the fair housing service provider of any known violations of applicable federal and state laws.

HE Policy 5.3: 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 at least annually.

9.7 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. La Cañada Flintridge's housing programs address the following five major areas:

- providing new housing opportunities;
- conserving and maintaining existing housing;
- facilitating the provision of housing for lower and moderate-income and special needs households;
- ensuring environmental sensitivity; and
- promoting equal housing opportunity

9.7.1 Providing New Housing Opportunities

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 addition, providing financial and regulatory assistance will be essential to facilitate the production of affordable housing not provided through the private market.

9.7.1.1 Adequate Residential Sites

As part of the comprehensive update to the City's General Plan, the City created additional opportunities for residential development through mixed use zoning. In addition, the City proposes to rezone 4.4 acres of land as high density residential uses [prior to the adoption of the 2013-2021 Housing Element](#). [The Planning Commission hearing is scheduled for November 2013](#). The City of La Cañada Flintridge is primarily built out. Much of the City's land area is constrained by topographic and other environmental features. With limited opportunities for future residential development, the City will ensure that it maintains an inventory of residential sites to accommodate the City's [total](#) Regional Housing Needs Assessment of [343](#) units, including [92](#) very low, [57](#) low, [62](#) moderate, and [132](#) above moderate income units.

Objectives and Time Frame: [Prior to adoption of the 2013-2021 Housing Element in February 2013](#), amend the Zoning Code to rezone 4.4 acres of existing lower density residential and nonresidential land to high density residential land, where multi-family residential development will be permitted by right without discretionary review at up to 30 units per acre (with a minimum density of 20 units per acre). To facilitate residential development on these properties, the Planned Development (PD) permit requirement will be removed for the High Density (30 units per acre) properties identified for rezoning. Regularly monitor the effectiveness of incentives in encouraging redevelopment and identify alternatives as necessary.

Concurrent with that rezoning, adopt appropriate development standards, including reduced parking requirements, reduced minimum unit sizes, and height limit (at least two stories) that are consistent with similar developments in the region. Ensure that the development standards are adequate to allow the achievement of the maximum density permitted. Adopt design guidelines to implement the City's new mixed use and high density residential zoning. Maintain an inventory of residential and mixed use sites for interested developers; update the inventory annually. Assist in lot consolidation by providing a list of appropriate and available sites to interested developers.

Responsible Agencies: Community Development Department

Funding Sources: General funds

9.7.1.2 Downtown Village Specific Plan (DVSP)

In November of 2000, the City adopted the DVSP, consisting of areas along Foothill Boulevard in the center of the City. The primary focus of the DVSP is to enhance Foothill Boulevard by creating 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.

Objectives and Time Frame: Provide information on [sites within the DVSP area](#) 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. The City will also amend the DVSP designation to allow multi-family housing for all household types, not just senior multi-family housing, [prior to](#) adoption of the 2013-2014 Housing Element. [The Planning Commission hearing is scheduled for November 2013. Furthermore, in 2014/2015, the City will consider amending the DVSP to increase the multi-family residential density from 15 units per acre to 30 units per acre, consistent with citywide regulations.](#)

Responsible Agencies: Community Development Department

Funding Sources: CDBG; State housing funds

9.7.1.3 Lot Consolidation

Much of the future residential development is expected to occur in the DVSP area and in the newly created Mixed Use and High Density Residential (30 units per acre) zones. The City will facilitate lot consolidation for mixed use and housing developments in these areas.

Objectives and Time Frame: Allowing administrative processing of lot consolidation requests. Provide assistance with site identification and entitlement processing. Offer fee deferrals for affordable housing projects. Work with property owners to facilitate lot consolidation and identify redevelopment potential.

Responsible Agencies: Community Development Department

Funding Sources: CDBG; State housing funds

9.7.1.4 Second Units/Accessory Living Quarters (ALQs)

Second 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 amended the ALQs ordinance to permit the development of ALQs (second units) via a ministerial process. Many property owners have developed second units pursuant to the City's ALQ ordinance to use for guests, family members, domestic workers, and as independent rental units.

Objectives and Timeframe: Continue to support the development of second units as a source of affordable housing for lower and extremely low income persons, and monitor annually to ensure adherence to codes and to assess rental rates. The City's goal is to achieve development of two second units per year, which provides rental housing to low- and moderate-income households.

Responsible Agencies: Community Development Department

Funding Sources: Departmental budget

9.7.2 Conserving and Maintaining Existing Housing

9.7.2.1 Code Enforcement

The objective of the City's Code Enforcement Program is to 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.

Objectives and Timeframe: Continue to enforce the City's Property Maintenance Ordinance to preserve existing units, maintain property values, and support a high quality of life for residents. Provide information to income-qualified property owners on available rehabilitation assistance.

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

Funding Sources: Departmental budget

9.7.2.2 Residential Rehabilitation Program

The City's Residential Rehabilitation Program offers home improvement grants to low-income households in single-family homes. Funded through the City's CDBG allocation, eligible activities include plumbing and electrical work, roof repairs, foundation and exterior painting, handicapped accessibility, and energy efficiency improvements.

Objectives and Timeframe: Continue to advertise availability of the Residential Rehabilitation Program through brochures at the public counter and posting on the City's website. Target advertising to the lower and extremely low income households, including seniors and persons with disabilities. Provide CDBG funds to achieve approximately [three](#) grants per year.

Responsible Agencies: Community Development Department

Funding Sources: CDBG

9.7.2.3 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 multi-family tenants do not pay sewer connection fees.)

Objectives and Timeframe: Provide grants for approximately four to six lower and moderate-income households annually. The City will continue to advertise the availability of this program through brochures at the public counter, posting on the City's website, and other appropriate venues.

Responsible Agencies: Public Works Department; Community Development Department

Funding Sources: CDBG

9.7.2.4 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 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.

Objectives and Timeframe: Continue to enforce condominium conversion regulations to help conserve existing rental housing and provide tenant protections.

Responsible Agencies: Community Development Department

Funding Sources: Departmental budget

9.7.2.5 Multi-Family Housing Acquisition and Rehabilitation

The City contains several older apartment buildings in need of upgrading and repair. 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. While the City has limited funds to support such a project, it can assist a non-profit in accessing outside funds, such as through City of Industry funds.

Objectives and Timeframe: The City will identify apartments and duplexes in the community in need of substantial rehabilitation and will contact property and housing corporations regarding opportunities for acquisition and rehabilitation. Program will target assistance to units occupied by lower income households (especially extremely low income senior households and persons with disabilities).

Responsible Agencies: Community Development Department; Community Development Commission

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

9.7.3 Facilitating Housing for Lower- and Moderate-Income and Special Needs Households

9.7.3.1 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. A density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district is available to developers who provide affordable housing as part of their projects. Developers of affordable housing are also entitled to at least one concession or incentive. The City will amend its Zoning Code to comply with current state density bonus law. The density bonus ordinance will specify the types of regulatory concessions and incentives to be offered consistent with state law. Examples of concessions and incentives that could be offered include, but are not limited to, reductions in the amount of required on-site parking, fee reductions, expedited permit processing, and modified or waived development standards.

Objectives and Timeframe: Revise the Zoning Code to address density bonus provisions consistent with state density bonus law [prior to adoption of the 2013-2021 Housing Element](#). [The Planning Commission hearing is scheduled for November 2013](#). 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.

Responsible Agencies: Community Development Department

Funding Sources: Departmental budget

9.7.3.2 Special Needs Housing

Currently, the La Cañada Flintridge Zoning Code does not specifically address the siting of transitional housing, emergency shelters, supportive housing, or single-room occupancy units, which are housing options appropriate for special needs households and lower income households, including extremely low-income households.

Specifically, the following revisions will be made:

- **Transitional Housing:** Amend the Zoning Ordinance to address the provision of transitional housing. Transitional housing pursuant to Government Code Section 65582(h) will be permitted where housing is permitted, and subject to the same development standards as other housing development.
- **Supportive Housing:** Amend the Zoning Ordinance to address the provision of supportive housing. Supportive housing pursuant to Government Code Sections 65582(f) and (g) will be permitted where housing is permitted, and subject to the same development standards as other housing development.
- **Emergency Shelters:** Amend the Zoning Ordinance to identify emergency shelters as a permitted use in the CPD zone.
- **Single Room Occupancy (SRO):** Amend the Zoning Code to specify SRO as a conditionally permitted use in the CPD zone. Conditions for approval will relate to the performance of the facility, such as parking, security, and management.
- **Reasonable Accommodation:** Adopt a reasonable accommodation ordinance to specify the types of requests to be considered, the procedures for applying and reviewing accommodation requests, the approval criteria and body, and any fee involved.

Objectives and Timeframe: Amend the Zoning Code prior to adoption of the 2013-2021 Housing Element. Continue to monitor the effectiveness of the City's Zoning Code in facilitating a range of housing options in the City. Address impediments as appropriate and to the extent legally feasible.

Responsible Agencies: Community Development Department

Funding Sources: Departmental budget

9.7.3.3 Senior and Workforce Housing

Providing adequate and affordable housing for senior residents is an important goal for La Cañada Flintridge. According to the 2010 Census, 28 percent of the

City's households contain one or more elderly members. As this population ages, the City will begin to experience a significant increase in demand for senior needs and services. In particular, those aged 75+ will begin to require housing with a supportive services component. Currently, there are [five](#) 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 increased the need for rental housing affordable to the local workforce. Workforce occupations that may be precluded from residing in La Cañada Flintridge due to high housing costs include teachers, firefighters, nurses, and many City employees.

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.

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.

Objectives and Timeframe: Facilitate and encourage the development of affordable housing for lower income households (including extremely low incomes, and housing for seniors and persons with disabilities. [City staff will continue](#) to 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. Prioritize funding assistance to affordable housing projects that include units affordable to extremely low income households. On an ongoing basis, support funding applications for county, state, and other financial resources for projects that further the community's housing goals. Work with qualified housing developers to pursue affordable housing (including projects that provide set-aside units for extremely low income households) in the community.

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

Funding Sources: CDBG; state and federal housing funds

9.7.3.4 Mortgage Credit Certificate (MCC)

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).

Objectives and Timeframe: The City will advertise the programs in the City newsletter and website and provide brochures at the public counter to interested homebuyers. In addition, the City will work with local realtors to make them aware of these programs.

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

Funding Sources: MCC credit allocations

9.7.3.5 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.

Objectives and Timeframe: The City will advertise the programs in the City newsletter and website and provide brochures at the public counter to interested homebuyers. In addition, the City will work with local realtors to make them aware of these programs.

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

Funding Sources: HOME funds

9.7.3.6 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. [As of October 2013, one senior household is utilizing Housing Choice Voucher in the City, with seven households on the waiting list for assistance.](#)

Objectives and Timeframe: Continue to participate in the Housing Choice Voucher Program. Encourage property owners, particularly owners of ALQs, to accept the vouchers. Promote program to extremely low-income households.

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

Funding Sources: HUD Section 8 allocations

9.7.4 Ensuring Environmental Sensitivity

9.7.4.1 Hillside Development Standards

Much of the City's residential development is located in hillside areas of varying slope characteristics. Hillside development issues include environmental impacts, such as drainage and slope stability, as well as aesthetic considerations, such as view impacts on surrounding properties. The City has adopted Hillside Development Standards that provide development criteria and public review of single-family development in hillside areas and on lots with an average slope of 15 percent or greater.

Objectives and Timeframe: Continue to enforce hillside development standards to protect and preserve the environment of the City's hillside areas and protect residents from unreasonable risk of landslide, wildfire, and other slope-related hazards.

Responsible Agencies: Community Development Department

Funding Sources: General funds

9.7.4.2 Green Task Force

The City has been convening a Green Task Force to explore measures to promote energy conservation in the community. 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 energy and water conservation, [and reduced the fee schedule to subsidize the use of solar photovoltaic panels.](#)

Objectives and Timeframe: Continue to post and expand resources for energy and water conservation on City website. Continue to implement the Construction and Demolition Debris Management program and Calsense by the Public Works Department. Continue to implement recommendations of the Green Task Force as funding permits.

Responsible Agencies: Community Development Department; Public Works Department

Funding Sources: General funds

9.7.4.3 Advancement of Residential Design and Character

The City has revised and adopted modifications regarding single-family residential zones in order to address issues regarding size, design, and overall quality issues of new single-family development. The City has refined and modified R-1 development standards, which include modifications to prevent homes that are too large from being constructed on smaller lots (mansionization) and review of second story additions (or new two story homes) for scale, architectural character, and privacy.

Objectives and Timeframe: Continue to review overall design, size, scale, and other quality issues as they relate to residential development.

Responsible Agencies: Community Development Department

Funding Sources: General funds

9.7.5 Promoting Equal Housing Opportunities

9.7.5.1 Fair Housing Program

The City will continue to use the contract for fair housing services through the Los Angeles County Community Development Commission CDBG program. Fair housing services include outreach and education, tenant/landlord dispute resolution, and fair housing investigations. The roles of the service provider is to provide services to participating jurisdictions, agencies and the general public to further fair housing practices in the sale or rental of housing. La Cañada Flintridge advertises the fair housing program through placement of fair housing services brochures at the public counter and the City's website.

Objectives and Timeframe: Continue to promote fair housing practices and provide educational information on fair housing to the public. Provide referral to the fair housing service providers (Housing Rights Center and Fair Housing Council of San Fernando Valley). Place fair housing brochures at City counters and community locations. Provide a link to the fair housing service providers on the City's website.

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

Funding Sources: CDBG

9.7.6 Quantified Objectives

Table HE-42 provides a summary of quantified housing objectives from the various housing programs identified above.

Table HE-42. Summary of Quantified Objectives

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Units to be Constructed (RHNA)	49	43	57	62	132	343
Units to be Rehabilitated	8	16	24	16	0	64
At-Risk Units to be Preserved	0	0	0	0	0	0
Households to be Assisted (Section 8)	0	1	0	0	0	1

Appendix HE-A: Outreach List

Housing Rights Center

520 S. Virgil Avenue, Suite 400
Los Angeles, CA 90020

Armenian Relief Society

Regional Executive Board
517 W. Glenoaks Blvd.
Glendale, CA 91202

Elderly Services Consortium for Asian/Pacific American

767 N. Hill Street, Suite 400
Los Angeles, CA 90012

Crescenta-Cañada Family YMCA

1930 Foothill Blvd.
La Cañada Flintridge, CA 91011

La Cañada Presbyterian Church

626 Foothill Boulevard
La Cañada Flintridge, CA 91011

La Cañada Flintridge Kiwanis - AM Club

Joyce Ruygrok , President
c/o Lutheran Church in the Foothills
1700 Foothill Blvd.
La Cañada Flintridge, CA 91011

The Salvation Army Meals on Wheels

320 West Windsor Road
Glendale, California 91204

Assistance League(R) of Flintridge

4607 Oakwood Avenue
La Cañada Flintridge, CA 91011

Lutheran Church in the Foothills

1700 Foothill Blvd.
La Cañada Flintridge, CA 91011

St. Bede's Church or Parish

215 Foothill Blvd.,

La Cañada Flintridge, CA 91011

Church of Jesus Christ of Latter Day Saints

1830 Foothill Blvd.

La Cañada Flintridge, CA 91011

Rotary Club of La Cañada Flintridge

P.O. Box 44

La Cañada Flintridge, CA 91011

The Olson Company

3010 Old Ranch Parkway

Suite 100

Seal Beach, CA 90740

Jonathan Curtis

Trevear Holdings LLC

4811 Palm Drive

La Cañada Flintridge, CA 91011

Moule Polyzoides

180 East California Boulevard

Pasadena, CA 91105

Zentmyer Properties

1434 Foothill Boulevard

La Cañada Flintridge, CA 91011

Appendix HE-B: Sites Available for Emergency Shelters

Acres	Existing Use
0.90	Largely vacant lot, with a small building on site
0.17	Gas station
0.94	Old single story office building
0.30	Auto-related, repair uses
0.17	Auto-related, repair uses
0.06	Old small office building, not fully occupied
0.34	
0.12	Small restaurant - vacated
0.73	Low-intensity strip shopping
0.38	
0.56	Craft and hobby shop
0.80	Preschool uses
0.24	Auto-related, repair uses
0.28	Low-intensity strip shopping
0.10	Single-story retail
0.04	
0.48	Vacant lot and parking space
0.77	

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Appendix HE-C: Vacant and Underutilized Properties

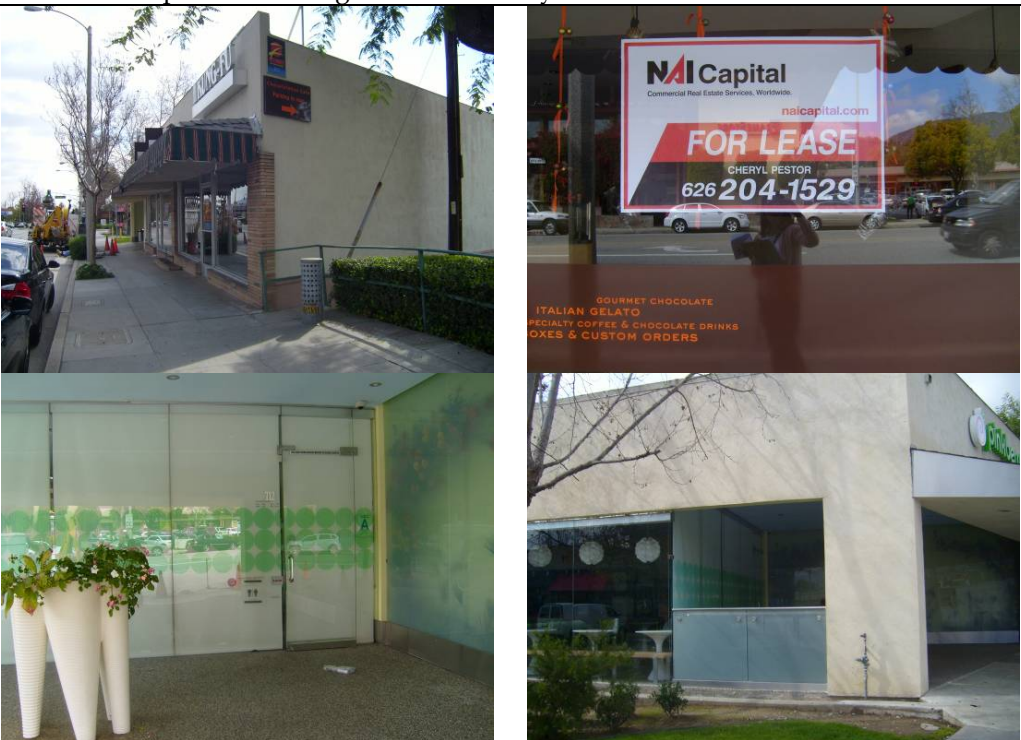
Downtown Village Specific Plan (DVSP)

Site ID	APN (Map ID)	Land Use	Site Acreage	Max. Density	Potential Density	Unit Capacity
DVSP Mixed Use 1						
Site #6	5815-012-025 (236)	Store Building	0.446	15	12	5
	5815-012-026 (237)	Store Building	0.149	15	12	1
	5815-012-027 (238)	Store Building	0.149	15	12	1
	5815-012-028 (239)	Store Building	0.149	15	12	1
	5815-012-029 (340)	Store Building	0.149	15	12	1
	5815-012-030 (241)	Store Building	0.149	15	12	1
	5815-012-031 (242)	Store Building	0.149	15	12	1
	5815-013-001 (247)	Store Building	0.207	15	12	2
	5815-013-002 (248)	Store Building	0.227	15	12	2
	5815-013-008 (211)	Store Building	0.112	15	12	1
	5815-013-009 (212)	Store Building	0.112	15	12	1
	5815-013-010 (213)	Store Building	0.056	15	12	0
	5815-013-037 (249)	Store Building	0.228	15	12	2
	5815-013-038 (250)	Store Building	0.235	15	12	2
	5815-013-039 (251)	Store Building	0.235	15	12	2
	5815-013-040 (252)	Store Building	0.235	15	12	2
	5815-013-042 (215)	Vacant Residential Lot	0.375	15	12	4
	5815-013-043 (253)	Store Building	0.126	15	12	1
	5815-013-044 (254)	Store Building	0.126	15	12	1
	5815-013-045 (216)	Store Building	0.074	15	12	0
	5815-013-046 (217)	Store Building	0.120	15	12	1
	5815-013-047 (60)	Vacant Commercial Lot	0.006	15	12	0
	5815-013-048 (218)	Store Building	0.054	15	12	0
	5815-013-049 (219)	Store Building	0.111	15	12	1
	5815-013-050 (294)	Store Building	0.044	15	12	0
	5815-013-051 (295)	Store Building	0.067	15	12	0
	5815-013-054 (255)	Store Building	0.172	15	12	2
	5815-013-055 (256)	Store Building	0.164	15	12	1
	5815-013-056 (296)	Store Building	0.055	15	12	0
	Notes: Low intensity commercial uses with multiple store fronts currently vacant (i.e. former Wells Fargo branch office) and available for lease and lacking regular maintenance and upkeep. The site also includes ample surface parking lots behind the street facing commercial structures, most of which remains empty and unused.					

Site ID	APN (Map ID)	Land Use	Site Acreage	Max. Density	Potential Density	Unit Capacity	
		 	 	4.457	15	12	36
Total Site 6							

Site ID	APN (Map ID)	Land Use	Site Acreage	Max. Density	Potential Density	Unit Capacity
Site #8	5815-013-012 (59)	Office Building	0.131	15	12	1
	5815-013-014 (67)	Store Building	0.112	15	12	1
	5815-013-016 (185)	Store Building	0.112	15	12	1
	5815-013-017 (148)	Store Building	0.147	15	12	1
	5815-013-019 (162)	SFR	0.138	15	12	1
	5815-013-020 (267)	SFR	0.170	15	12	2
	5815-013-021 (355)	SFR	0.172	15	12	2
	5815-013-022 (356)	Vacant Residential	0.152	15	12	1
	5815-013-024 (153)	SFR	0.161	15	12	1
	5815-013-025 (143)	SFR	0.193	15	12	2
	5815-013-057 (374)	SFR	0.152	15	12	1
	5815-013-058 (157)	SFR	0.161	15	12	1
	Notes: Low intensity commercial uses on parcels facing Foothill Boulevard. Parcels in the rear, facing residential street, were primarily comprised of older single family residential structures on large lots.					
						
Total Site 8			1.801	15	12	15
Site #9	5815-013-027 (379)	SFR	0.172	15	12	2
	5815-013-028 (353)	SFR	0.287	15	12	3
	5815-013-032 (128)	SFR	0.181	15	12	2
	Notes: Older single family residential structures on large lots.					
						
Total Site 9			0.640	15	12	7

Site ID	APN (Map ID)	Land Use	Site Acreage	Max. Density	Potential Density	Unit Capacity
Site #10	5815-014-004 (344)	SFR	0.184	15	12	2
	5815-014-005 (168)	Restaurant	0.710	15	12	8
	5815-014-008 (187)	Office Building	0.105	15	12	1
	5815-014-009 (21)	Auto Repair	0.105	15	12	1
	5815-014-010 (29)	Office Building	0.053	15	12	0
	5815-014-011 (173)	Store Building	0.053	15	12	0
	5815-014-027 (172)	Single-Family Residential	0.274	15	12	3
	5815-014-028 (33)	Single-Family Residential	0.174	15	12	2
	5815-014-043 (389)	Parking Lot	0.873	15	12	10
	Notes: Retail development on parcels adjacent to Foothill Boulevard with several retailers. Older, low-intensity commercial uses on rear parcels not adjacent to Foothill Boulevard, including a restaurant, an independent yoga studio, a yogurt shop, and real estate offices.					
						
Total Site 10			2.529	15	12	27

Site ID	APN (Map ID)	Land Use	Site Acreage	Max. Density	Potential Density	Unit Capacity
Site #12	5815-020-031 (81)	Retail	0.470	15	12	5
	Notes: Service station on large lot and adjacent convenience store.					
						
Site #H	5814-020-001(75)	Restaurant	0.248	15	12	
	5814-020-014 (76)	Store Building	0.292	15	12	
	5814-020-028 (77)	Restaurant	0.420	15	12	
	Notes: Former Pinkberry site and Italian gelato shop that are currently vacant and available for lease. The third parcel is a marginal low intensity commercial use.					
						
Total Site H			0.960	15	12	11
Total DVSP Mixed Use 1			10.411	15	12	96

Site ID	APN (Map ID)	Land Use	Site Acreage	Max. Density	Potential Density	Unit Capacity
DVSP Mixed Use 2						
Site #A	5812-023-006 (25)	Store	0.126	15	12	
	5812-023-007 (26)	Commercial	0.126	15	12	
	5812-023-008 (27)	Commercial	0.058	15	12	
	5812-023-009 (28)	Commercial	0.058	15	12	
	5812-023-010 (29)	Service Station	0.185	15	12	
	Notes: Low intensity commercial uses with multiple vacancies available for lease.					
						
Site A Total			0.553	15	12	6
Site #B	5812-023-001 (20)	Store	0.058	15	12	
	5812-023-002 (21)	Store	0.035	15	12	
	5812-023-003 (22)	Office	0.080	15	12	
	5812-023-004 (23)	Store	0.058	15	12	
	5812-023-005 (24)	Store and Office	0.112	15	12	
	5812-023-018 (32)	Office	0.065	15	12	
	5812-023-019 (33)	Office	0.058	15	12	
	5812-023-020 (34)	Office	0.058	15	12	
	5812-023-022 (35)	Store	0.057	15	12	
	5812-023-023 (36)	Store	0.058	15	12	
	5812-023-024 (37)	Office	0.115	15	12	
	5812-023-032 (41)	Office	0.058	15	12	
	5812-023-033 (42)	Office	0.058	15	12	
	Notes: Low intensity commercial uses with multiple vacancies available for lease.					
						

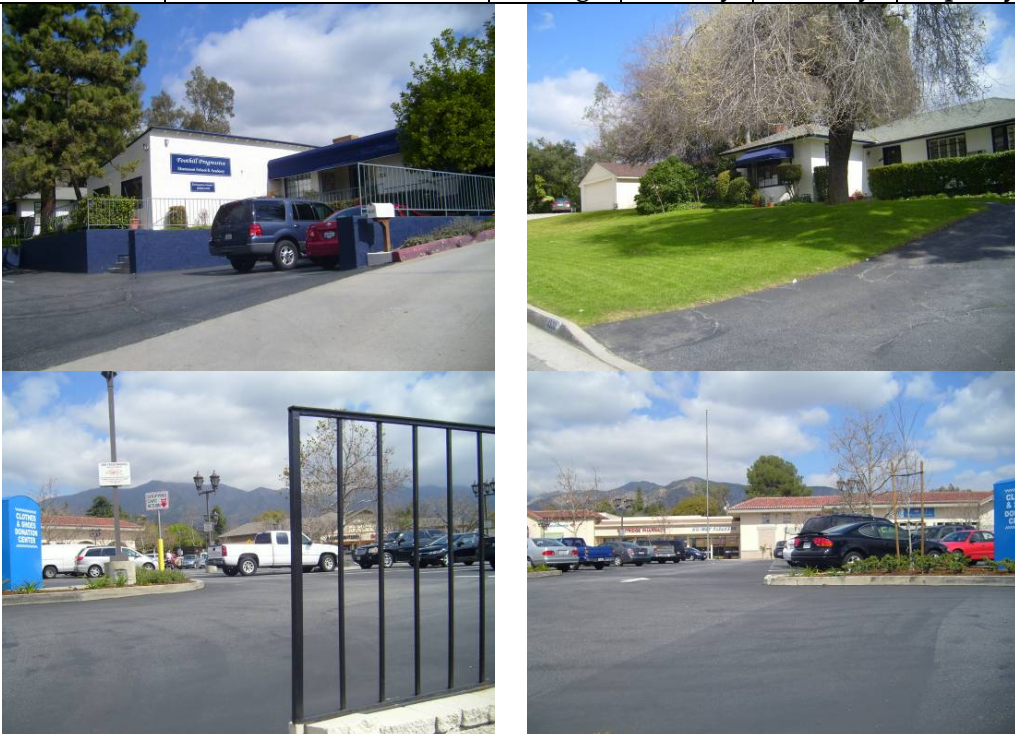
Site ID	APN (Map ID)	Land Use	Site Acreage	Max. Density	Potential Density	Unit Capacity
						
	Site B Total		1.423	15	12	17
Site #2	5814-002-002 (385)	Restaurant	0.150	15	12	1
	5814-002-003 (61)	Office Building	0.150	15	12	1
	5814-002-005 (40)	Apartment	0.640	15	12	7
	5814-002-018 (26)	Store Building	0.150	15	12	1
	Notes: Older, low-intensity, mom and pop restaurants and retail uses, including a sandwich shop, a restaurant, and an insurance office. Most parcels also have large surface parking lots located behind the street-adjacent commercial structures which remain primarily empty and unused.    					

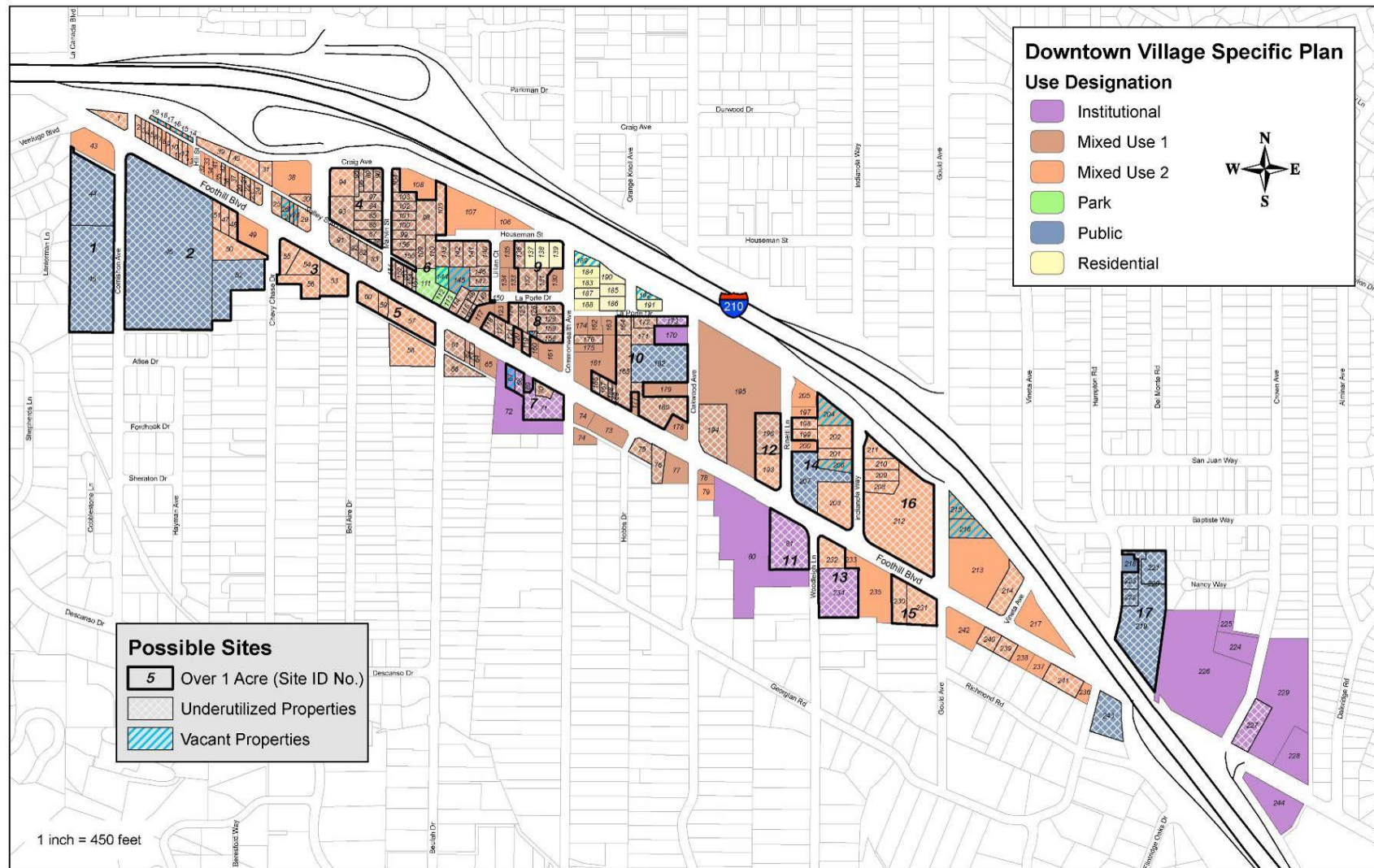
Site ID	APN (Map ID)	Land Use	Site Acreage	Max. Density	Potential Density	Unit Capacity
						
	Total Site 2		1.090	15	12	10
Site #3	5814-008-024 (310)	Store Building	0.563	15	12	6
	5814-008-026 (357)	Restaurant	0.405	15	12	4
	5814-008-027 (308)	Store Building	0.293	15	12	3
	5814-008-028 (358)	Parking Lot	0.434	15	12	5
	Notes: Newer development consisting of a bookstore and café on parcels adjacent to Chevy Chase Drive. Parcels adjacent to Bel Aire Drive are comprised primarily of older low intensity commercial uses, including a nail salon, bookstore, and wine and liquor store.					
						
	Total Site 3		1.696	15	12	18
Site #4	5814-001-026 (94)	Car wash	0.445	15	12	7

Site ID	APN (Map ID)	Land Use	Site Acreage	Max. Density	Potential Density	Unit Capacity
Site #5	5814-009-001 (201)	Store Building	0.666	15	12	7
	5814-009-13 (49)	Stores and Offices	0.137	15	12	1
	5814-009-025 (399)	Fast Food Franchise	0.296	15	12	3
	Notes: Low intensity, marginal commercial uses including. The site also contains multiple store fronts that are currently vacant and available for lease as well as ample surface parking lots behind the street facing commercial structures, most of which remains empty and unused.					
						
Total Site 5			1.093	15	12	11
Site #6	5815-012-044 (243)	Store Building	0.290	15	12	3
Site #12	5815-001-008 (82)	Service Station	0.530	15	12	6
Site #13	5815-001-008 (31)	Service Station	0.464	15	12	5
	Notes: Service station on large lot.					
						

Site ID	APN (Map ID)	Land Use	Site Acreage	Max. Density	Potential Density	Unit Capacity
Site #14	5815-021-010 (271)	Office Building	1.160	15	12	13
	5815-021-011 (178)	Medical Building	0.186	15	12	2
	5815-021-027 (136)	Single-Family Residential	0.257	15	12	3
	5815-021-031 (299)	Private School	0.515	15	12	6
	5815-021-033 (400)	Finance Building	0.940	15	12	11
	5815-021-036 (300)	Vacant Commercial	0.460	15	12	5
	5815-021-900 (391)	Vacant Commercial	0.257	15	12	3
	Notes: Older commercial structures on large lots surrounded by large tracts of landscaped areas and surface parking lots. Major tenants on this site include Wells Fargo.					
						
Total Site 14			3.775	15	12	43

Site ID	APN (Map ID)	Land Use	Site Acreage	Max. Density	Potential Density	Unit Capacity
Site #15	5820-001-002 (297)	Store Building	0.441	15	12	5
	5820-001-003 (109)	Store Building	0.657	15	12	7
	Notes: Older strip mall with low intensity, marginal commercial uses and chain restaurants including Subway and Round Table Pizza. The site also contains an ample surface parking lot in front of the commercial structures and adjacent to the street, most of which remains empty and unused.					
						
	Total Site 15		1.098	15	12	12
Site #16	5815-022-002 (313)	Medical Building	0.267	15	12	3
	5815-022-003 (337)	SFR	0.027	15	12	0
	5815-022-004 (338)	SFR	0.256	15	12	3
	5815-022-019 (360)	SFR	0.280	15	12	3
	5815-022-020 (182)	Commercial	3.429	15	12	41
	Notes: Commercial development with very large surface parking lot located in front of commercial structures, adjacent to Foothill Boulevard. Major tenants in this development include Vons and Bank of America. Parcels not adjacent to Foothill Boulevard are comprised primarily of low intensity commercial and residential uses, including a small dental practice and older single family residential structures on large lots.					
						

Site ID	APN (Map ID)	Land Use	Site Acreage	Max. Density	Potential Density	Unit Capacity
						
		Total Site 16	4.259	15	12	50
		Total DVSP Mixed Use 2	16.716	15	12	188
		DVSP Residential				
	Site #9	5815-013-033 (193)	SFR	0.181	15	12
5815-013-034 (142)		SFR	0.250	15	12	3
5815-013-035 (312)		SFR	0.250	15	12	3
Notes: This site is comprised of older, but well maintained, single family residential structures on large lots.						
						
		Total Site 9	0.680	15	12	8
Total DVSP Residential			0.680	15	12	8



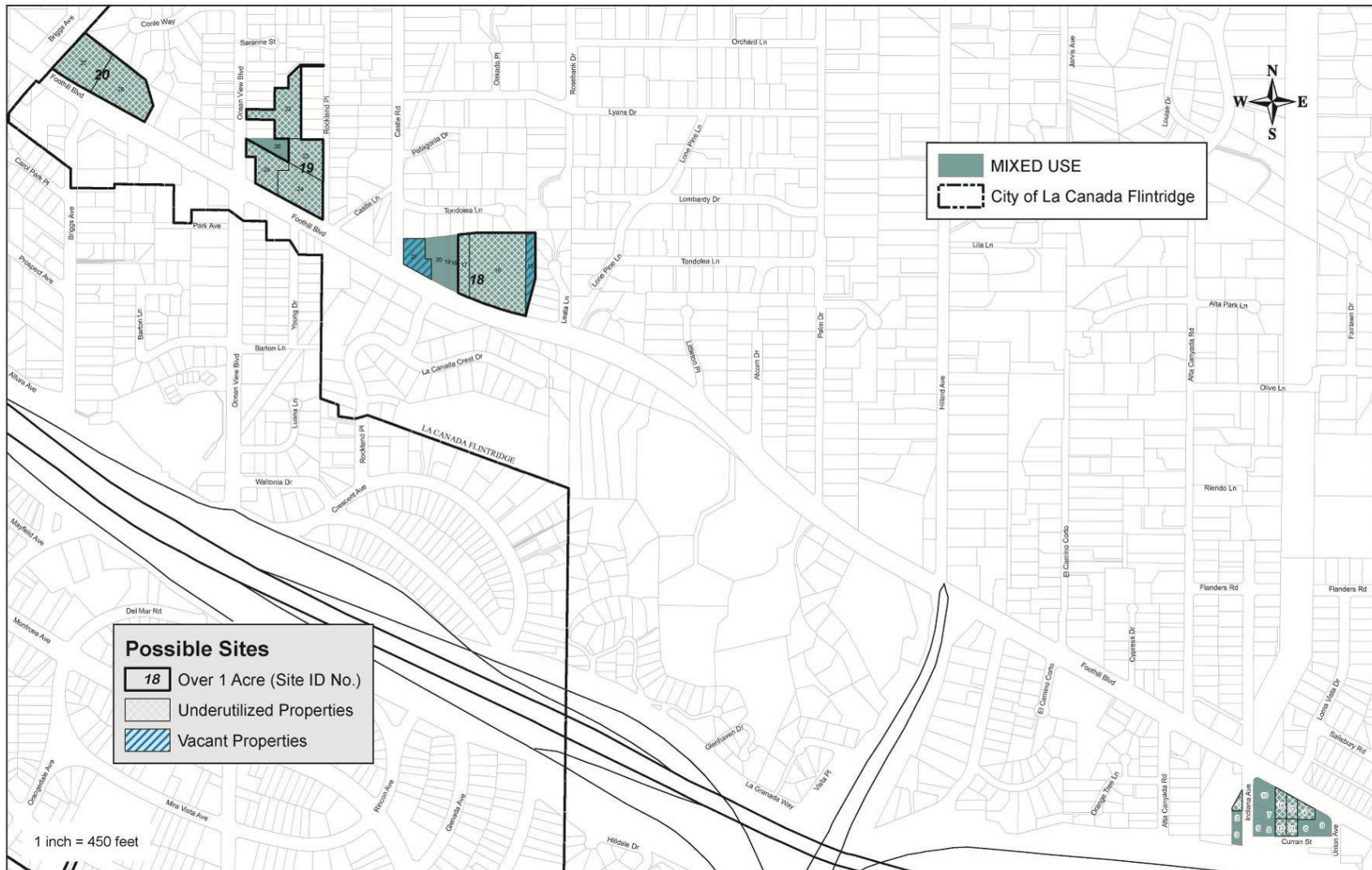
New Mixed Use Areas

Site ID	APN (Map ID)	Land Use	Site Acreage	Max. Density	Potential Density	Unit Capacity
Mixed Use						
Site # 18	5870-001-013 (15)	Vacant Residential	0.40	30	24	9
	5870-001-014 (16)	Retail stores with large parking space	2.70	30	24	64
	5870-001-015 (17)		0.44	30	24	10
---	5870-001-019 (21)	Vacant Commercial	0.52	30	24	12
Site # 19	5870-010-040 (22)	Vacant	1.18	30	24	28
	5870-010-043 (23)	Low intensity retail with large parking space	3.14	30	24	75
	5870-010-044 (24)		1.07	30	24	25
	5870-010-045 (25)		0.73	30	24	17
Site # 20	5870-011-056 (27)	Occupied by a small independent market and car wash with large parking space	1.18	30	24	28
	5870-011-057 (28)		1.48	30	24	35
---	(29)	Caltrans-owned parking lot	4.14	30	24	96
Total Mixed Use			18.27	30	24	399

Site #18**Site #19**

Site #20

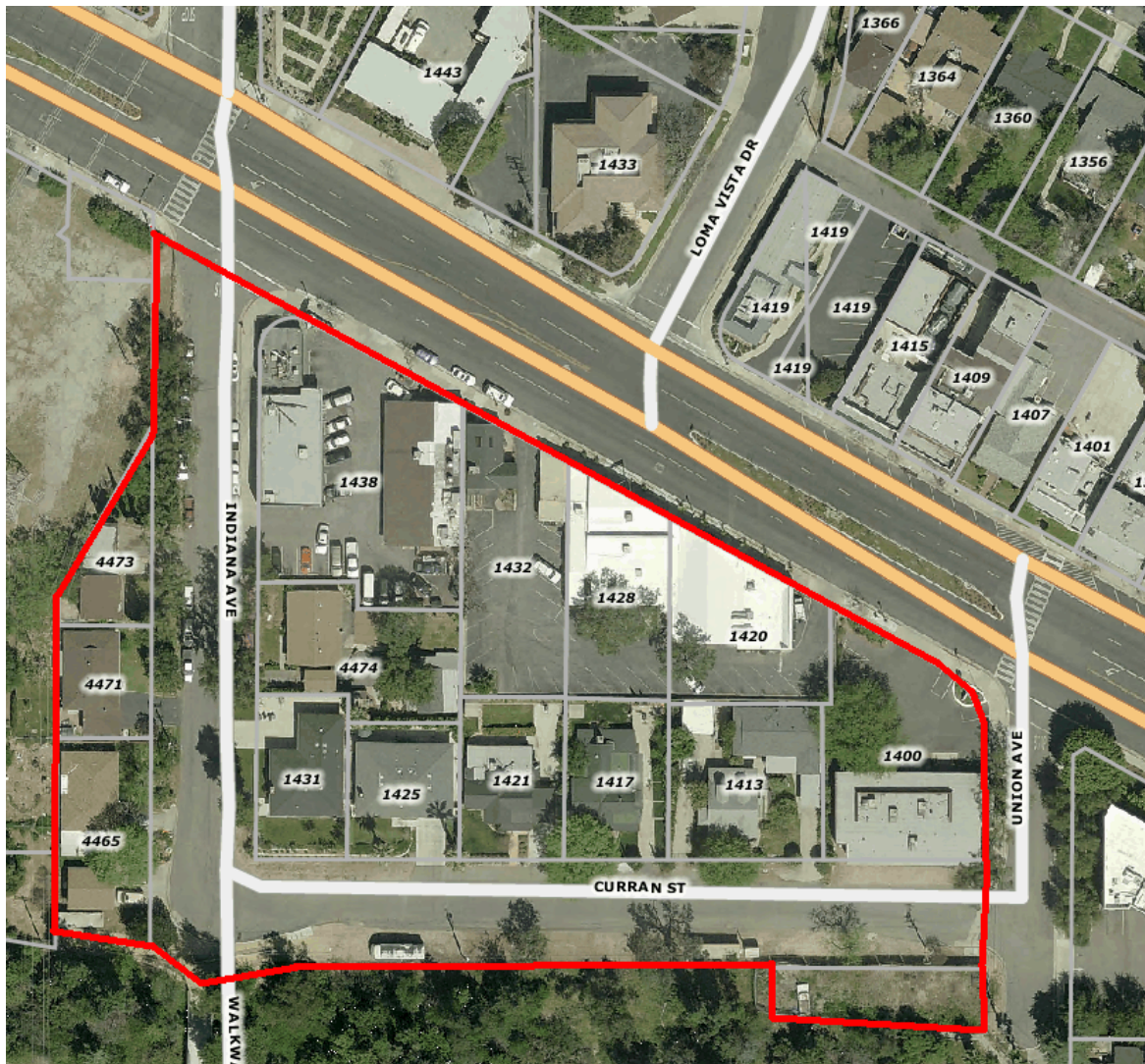




New Areas for Rezoning to High Density Residential

New Properties	APN	Area (sq ft)	Current Zoning	Address	Land Use Max Density (Current)
Jo-Ann's Fabrics	5810-015-016	25,256	CPD	2160 Foothill Boulevard	Commercial/Office
Jo-Ann's Fabrics	5810-015-015	11,330	CPD	2160 Foothill Boulevard	Commercial/Office
	Subtotal:	36,586	0.84		
Drake	5813-007-015	6,040	R-1-5000	4473 Indiana Avenue	8.7
Cates	5813-007-016	3,498	R-1-5000	4471 Indiana Avenue	8.7
Compeau	5813-007-022	6,460	R-1-5000	4465 Indiana Avenue	8.7
Karasik	5813-014-020	16,496	CPD	1438 Foothill Boulevard	Commercial/Office
Lee	5813-014-017	7,390	R-1-5000	4474 Indiana Avenue	Commercial/Office
Inouye	5813-014-015	5,076	R-1-5000	1431 Curran Street	Commercial/Office
Kim	5813-014-018	5,070	R-1-5000	1425 Curran Street	8.7
Fierro	5813-014-038	7,380	R-1-5000	1421 Curran Street	8.7
Moore	5813-014-036	6,360	R-1-5000	1417 Curran Street	8.7
Oseguera	5813-014-016	7,920	R-1-5000	1413 Curran Street	8.7
Walker	5813-014-019	10,298	CPD	1400 Foothill Boulevard	Commercial/Office
Walker	5813-014-031	3,800	unzoned	unaddressed	
Zentmyer	5813-014-005	7,357	CPD	1420 Foothill Boulevard	Commercial/Office
Zentmyer	5813-014-039	6,260	CPD	1428 Foothill Boulevard	Commercial/Office
Zentmyer	5813-014-040	10,314	CPD	1432 Foothill Boulevard	Commercial/Office
LCF - Indiana	street r-o-w	23,560		Indiana Avenue	
LCF - Curran	street r-o-w	23,100		Curran Street	
	Subtotal:	156,379	3.59		

Curran Street



Jo-Ann's Fabrics



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