

**NOTICE OF AVAILABILITY &
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

Case Number: General Plan (Land Use Element) Amendment (PLAN-2023-0001) and Zoning Code Amendment and Downtown Village Specific Plan Amendment (PLAN-2023-0002) to Implement the Adopted 2021-2029 Housing Element

Applicant: City of La Cañada Flintridge

Project Location: The proposed amendments impact properties citywide

The City of La Cañada Flintridge will be the Lead Agency and has prepared a Negative Declaration (ND)/Initial Study (IS) for the project identified below. The City's Community Development Department requests comments following review of the Draft ND/IS.

Project Description:

General Plan Amendment (Land Use Element): includes updated Land Use maps (Figures LUE-1, LUE-2, and LUE-3), updated densities and floor area ratio (FAR) for commercial and mixed use, updated uses allowed in the Institutional LU designation to allow low-income housing for religious institutions only, other minor revisions to tables and text ensure consistency including Table LUE-1, Section 2.3.3.6 Specific Plan, Table LUE-2, Issues/Opportunities.

Zoning Code Update: includes updating Zoning Map, creating a new Housing Element Implementation Overlay Zone that applies to properties identified in Appendix C of the Housing Element Sites Inventory, creating development standards for new multi-family residential and mixed-use development close to a freeway to implement policy to mitigate air quality impacts and apply it to all applicable zones, allowing low-income housing as required by State law, adding by-right approval for 20% lower-income housing projects, and other minor changes to text and tables to ensure consistency with the Housing Element.

Downtown Village Specific Plan Amendment: includes a new DVSP - Housing Element Implementation Overlay Zone to allow MF residential on sites in the Institutional District that are owned by religious facilities, rezoning certain MU 1 and MU 2 properties to new MU 12 [minimum 12 dwelling units/acre (du/ac) to 15 du/ac] and MU 25 (minimum 25 du/ac to 30 du/ac) Districts, to allow a maximum 35 feet height for the MU 25 District, and other minor changes to text and tables to ensure consistency with the Housing Element.

Period of Review and Due Date for Public Comments: The Draft ND is available for review at <https://cityoflcf.org/public-hearings-and-legal-notice/>. (The associated amendments to the General Plan Land Use Element, DVSP, Zoning Code and maps to implement the Housing Element, are available for review at <https://cityoflcf.org/housing-element-update/>.) All the documents are available at the Community Development Department, One Civic Center Drive, La Cañada Flintridge, CA 91011. The 30-day public review period is July 14, 2023 through August 14, 2023. Comments are due no later than August 14, 2023 at 5:00 p.m.

Please send your response to Susan Koleda at City of La Cañada Flintridge, Community Development Department, One Civic Center Drive, La Cañada Flintridge, CA 91011 or skoleda@lcf.ca.gov. Please also include a name, address, email address and/or phone number for a contact person in your agency/organization. For additional information, please contact the City of La Cañada Flintridge Community Development Department at (818) 790-8881.

Susan Koleda, AICP
Director of Community Development

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