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## SECTION I: EXISTING LAND USE CHARACTERISTICS

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This section of the Land Use Element describes existing land use characteristics in the City. Figure LU-2 graphically depicts existing uses in La Cañada Flintridge, and Table LU-1 quantifies the amount of acreage devoted to each land use.

The land use information was digitized into a computer readable format. This process created a computer-generated existing land use map and corresponding statistics, which specifies land uses by type and acreage. Statistical calculations translate the total land use acreages into dwelling units, building square footage, and residential population. The statistics and map serve as the base data to develop the Land Use Element.

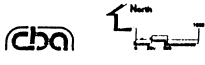
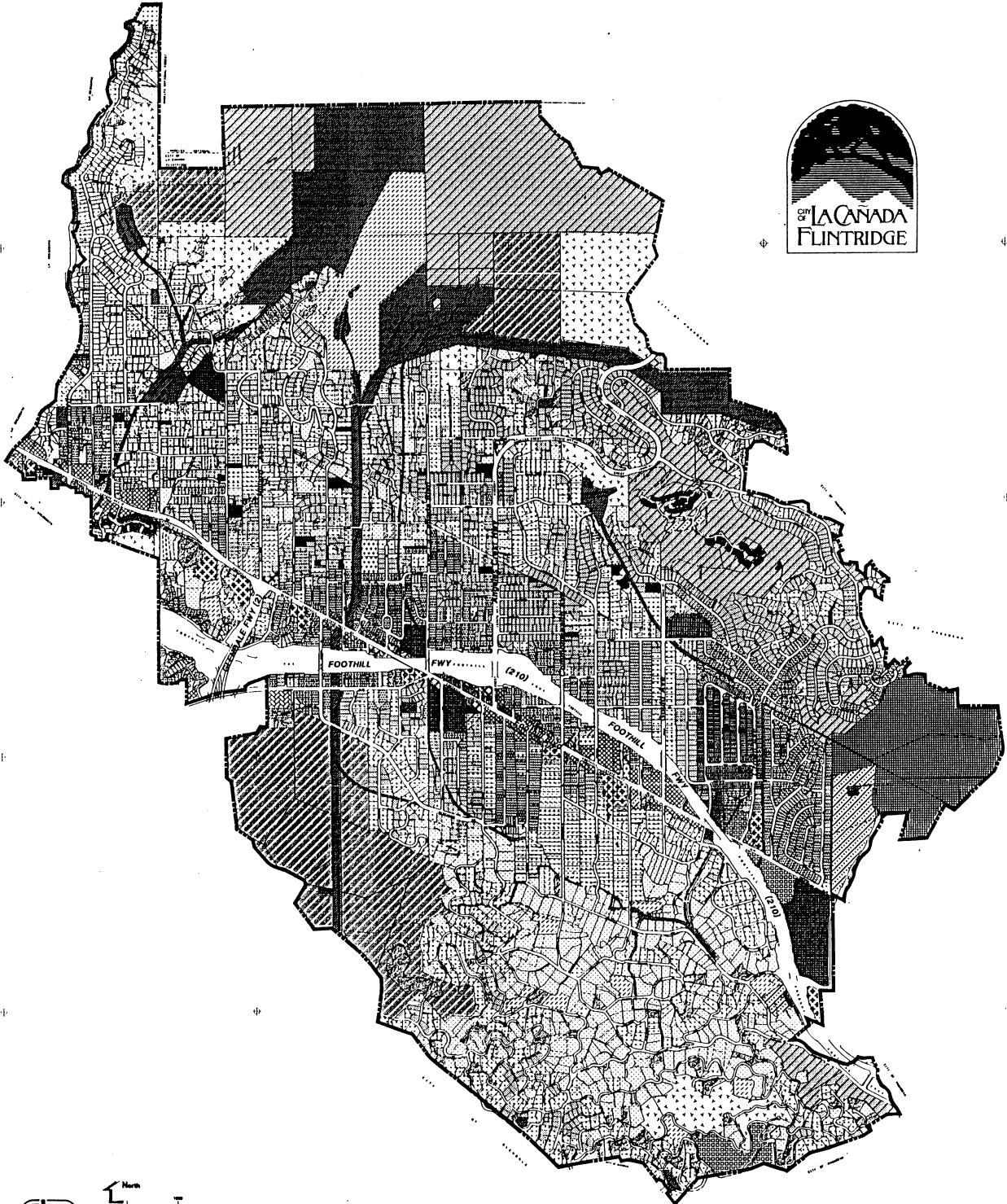
### RESIDENTIAL

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La Cañada Flintridge developed as a suburban residential community. Residential land uses comprise approximately 89 percent of developed land uses in the City and half of the City's total acreage. Typical housing types include large lot estate homes and low density single-family units.

**Low Density Residential Development:** Single-family homes encompass approximately 2,376 acres or 43 percent of La Cañada Flintridge's land area. Most residences are situated on large lots, one-quarter acre or more in size. The majority of homes are well constructed and properly maintained, resulting in high quality residential neighborhoods.

**Medium Density Residential Development:** In La Cañada Flintridge, medium density development ranges between 4-8.7 dwelling units/acre. Typical development is characterized by small lot residential land uses. A total of 336 acres are devoted to this land use within the City.



7/9/93

PUBLIC-SEMI PUBLIC		PARKS/OPEN SPACE	
	Large Estate Residential		Park Developed
	Estate Residential		Public Open Space
	Very Low Density Residential		Private Open Space
	Low Density Residential		Equestrian/Trails
	Medium Density Residential		Community/Recreation Club
	High Density Residential		
<b>COMMERCIAL</b>		<b>VACANT</b>	
	Retail Sales/Services		Vacant
	Office		Vacant-Large Residential
	Mixed Use (O/R/C)		
	Light Industrial		
	Government		
	Public School		
	Private School		
	Church		
	Drainage Channel/Debris Basin/Utilities		
	Research & Development		
	Free-Standing Parking Lots		

Figure LU-2  
Existing Land Use

**TABLE LU-1  
EXISTING LAND USE**

LAND USE	ACRES	
Large Estate Residential	145	
Estate Residential	470	
Very Low Density Residential	802	
Low Density Residential	959	
Medium Density Residential	336	
High Density Residential	35	
Subtotal		<b>2,747</b>
Retail Sales/Services	52	
Office	11	
Mixed Use	0	
Light Industrial	< 1	
Subtotal		<b>63</b>
Drainage Channel/ Debris Basin/Utilities	406	
Research and Development (NASA)	143	
Public School	60	
Private School	35	
Church	29	
Government	8	
Subtotal		<b>781</b>
Developed Park	2	
Public Open Space	383	
Private Open Space	495	
Equestrian Trails	6	
Community Recreation Club	52	
Subtotal		<b>938</b>
Vacant - Large Residential	229	
Vacant	112	
Subtotal		<b>341</b>
Free-Standing Parking Lots	5	
Freeway	180	
Streets	570	
Subtotal		<b>755</b>
<b>TOTAL</b>		<b>5,525</b>

Source: City of La Cañada Flintridge, November 1992.

**High Density Residential Development:** High Density residential development encompasses approximately 35 acres, less than one percent of the City's total land area. High density residential development is characterized by densities of up to 30 dwelling units per acre, and is primarily located along the City's western border.

## COMMERCIAL

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The City contains approximately 63 acres of commercial uses, representing approximately one percent of the total land area. Foothill Boulevard serves as the City's primary commercial thoroughfare and includes a mix of commercial uses, such as small scale retail centers, service-oriented businesses, and limited office developments. The following section examines the type and extent of commercial uses in La Cañada Flintridge.

**Retail Sales/Services:** Retail and service uses are the most predominant commercial land uses in La Cañada Flintridge, encompassing 25 percent of the land devoted to commercial uses within the City. This land use category includes uses that are sales orientated, such as apparel stores and grocery stores. The majority of retail uses are located on Foothill Boulevard, and are predominately low-scale, one- and two-story structures.

**Office:** Office uses encompass 11 acres of land in the City, representing five percent of all the City's commercial land. Offices have been defined to include both professional and administrative offices. The City contains few multi-tenant office buildings.

**Mixed Use:** Less than one acre of developed land in La Cañada Flintridge is considered Mixed-Use. These parcels are developed with two or more of the following uses: office, commercial or residential.

**Light Industrial:** Light industrial uses comprise less than one acre of land in the City and are limited to a single non-conforming use. City zoning restrictions prohibit the development of additional light industrial uses.

## PUBLIC/SEMI-PUBLIC

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For purposes of this analysis, public/semi-public lands include government facilities, government-owned Research and Development facilities, schools, churches, community facilities, and drainage channels/debris basins/utilities. These uses are presented here in order of acreage per use.

**Drainage Channels/Debris Basins/Utilities and Other Districts' Facilities:** As a hillside community, the City of La Cañada Flintridge contains a number of flood control facilities. Nine debris basins and nine flood control facilities are located within the City, including:

*Debris Basins:*

- Snover Canyon
- Hall Canyon
- Winery Canyon
- Hay Canyon and Sediment Replacement Site
- Gould Canyon
- Paradise Canyon
- Mullally
- Big Briar
- Upper Gould

*Flood Control Facilities:*

- Pickens Canyon
- Snover Canyon
- Webber Canyon
- Hall Canyon
- Beckley Canyon
- Winery Canyon
- Hay Canyon
- Gould Canyon
- Flint Canyon

A number of public utilities are also located within La Cañada Flintridge. Public utilities include La Cañada Irrigation District and Valley Water Company tanks and offices, Foothill Municipal Water District and Crescenta Valley County Water District facilities, Southern California Edison easements and sub-station, and Pacific Bell offices. The combined acreage of these drainage, utility and district uses is 406 acres.

**Research and Development:** The Jet Propulsion Laboratory (JPL), a diversified research, development, engineering and project management center of the National Aeronautics and Space Administration (NASA), operated by the California Institute of Technology, is located at the eastern City limits on a 143 acre parcel.

The Jet Propulsion Laboratory is the largest single land use entity in terms of acreage in the City of La Cañada Flintridge. It is also the most prominent landmark visible in the community to travelers entering from the east. Besides providing many employment opportunities for residents of La Cañada Flintridge and the surrounding communities, the Laboratory receives much national and international recognition for its scientific and engineering endeavors.

**Schools:** La Cañada Flintridge contains approximately 95 acres of land dedicated to public and private educational facilities. The nationally recognized La Cañada Unified School District's public education facilities in the community include:

- o La Cañada Elementary School
- o Palm Crest Elementary School
- o Paradise Canyon Elementary School
- o Oak Grove Elementary School
- o Foothill Intermediate School
- o La Cañada High School
- o School District Office

The La Cañada Unified School District utilizes these facilities for educational or administrative purposes, except for the Foothill Intermediate and Oak Grove Elementary Schools. In order to further supplement State revenues, the LCUSD leases two currently unused facilities (Foothill Intermediate School and Oak Grove Elementary) to nine private schools and child care centers. This lease income plays an integral part in supporting the programs offered at the District's other sites. The LCUSD also utilizes a portion of the Foothill Intermediate School as a maintenance facility.

In addition to those private schools which are accommodated by the leased Foothill Intermediate and Oak

Grove sites and by local churches, seven private/parochial school facilities provide further educational opportunities in La Cañada Flintridge. Private/parochial schools which are not located on public school or church premises include: Flintridge Sacred Heart Academy, St. Francis High School, Arroyo Vista Academy/Pathways, Flintridge Preparatory School, Hillside Center/Dannen Schools, La Cañada Pre-School, and Parents & Children's Nursery School.

The Glendale Unified School District boundaries incorporate the far western portion of the City, within which the Glendale Unified School District owns one parcel of just under one acre. The site is presently developed with a park and a bridge which connects the Ocean View area to Mountain View Elementary School, located across Pickens Canyon in unincorporated Los Angeles County.

**Churches:** A total of nine churches are currently located in La Cañada Flintridge. Churches are generally under five acres in size and comprise a total of 29 acres.

**Government Facilities:** The primary city-owned government facility in La Cañada Flintridge is City Hall located at 1327 Foothill Boulevard. Los Angeles County also operates and maintains facilities in the City including the La Cañada Flintridge Branch Library and two fire stations. In addition, the U.S. Post Office and Lanterman Historical House Museum are located within the community. The Lanterman House Museum is owned by the City and is undergoing extensive restoration with opening anticipated in 1994. Government facilities encompass approximately eight acres of land in the City. Government district facilities are listed separately.

## OPEN SPACE/PARKS AND RECREATION

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La Cañada Flintridge contains substantial open space resources that supplement the City's recreation lands.

**Developed Parks:** Three public parks, La Cañada Memorial Park, Glenola Park, and Glenhaven Park, are located in the City of La Cañada Flintridge. Combined, these parks encompass approximately three acres. In

addition, a joint powers agreement between the City and the La Cañada Unified School District allow school recreation facilities to be made available for public recreational use, as provided in Sections 10900 *et seq.* of the Education Code.

**Public and Private Open Space:** La Cañada Flintridge contains significant open space resources which contribute to the community's semi-rural character. Publicly and privately owned open space encompass 878 acres, representing 16 percent of the City's land.

Descanso Gardens, Cherry Canyon, Angeles National Forest, the Southern California Edison Easement, and privately-owned open space are the primary open space lands in the City. Descanso Gardens is one of the more substantial resources, with botanical gardens encompassing 155 acres. Cherry Canyon is 137 acres adjacent to Descanso Gardens, and is owned by the City. The Angeles National Forest, located on the City's northern boundary, also provides substantial open space resources and hiking trails, creating a dramatic backdrop to the City. The Edison easement, identified previously in the Drainage/Utilities land use summary, also serves as open space for visual and low intensity recreational purposes. Private open space consists of steeply sloping hillsides under private ownership. Private deed restrictions and the City's hillside development restrictions limit future development in these areas.

**Recreational Trails:** The City's trails serve as an important recreational resource and are historically a significant aspect of the community's rural atmosphere. The six acres of dedicated trail facilities are augmented by several miles of trail easements which connect the City to the Los Angeles County regional trail system, Pasadena and South Pasadena trails, and to the Gabrielino National Trail.

**Community/Recreation Clubs:** La Cañada Flintridge contains several community/recreation clubs in its jurisdiction, totalling 52 acres. These include the La Cañada Flintridge Country Club, the Flint Canyon Tennis Club, the La Cañada Youth House, the Crescenta-Cañada YMCA, and the Flintridge Riding Club. The La Cañada Flintridge Country Club consists primarily of golf and clubhouse facilities.

## VACANT

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The majority of La Cañada Flintridge has been developed; however, 341 acres of privately owned vacant land still exist, comprising six percent of the City's total acreage. Most of this vacant land (229 acres) lies in very steeply sloping hillside residential areas concentrated primarily in the northern hillsides, as well as in the Flintridge area.

## TRANSPORTATION FACILITIES

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A hierarchy of local streets, highways and freeways create La Cañada Flintridge's transportation network. Major streets in the City include Foothill Boulevard, Verdugo Boulevard, Berkshire Avenue, Highland Drive, Oak Grove Drive, Ocean View Boulevard, and Chevy Chase Drive. The Glendale Freeway (SH-2S) links La Cañada Flintridge to Glendale and downtown Los Angeles to the south, while Angeles Crest Highway (SH-2N) connects the community to the San Gabriel Mountains, and the Foothill Freeway (I-210) traverses the community, linking La Cañada Flintridge with surrounding jurisdictions. This transportation network combined with free-standing parking lots comprises 755 acres or 14 percent of the City's acreage. The transportation network is presented in more detail in the Circulation Element.