

General Plan Update Briefing

City Council Presentation
February 21, 2023

CITY OF LA VERNE GENERAL PLAN UPDATE



De Novo Planning Group

A Land Use Planning, Design, and Environmental Firm



Presentation Overview



- Introduction to the Project Team
- What is a General Plan?
- Why do we Need an Update?
- Public Engagement
- General Plan Advisory Committee
- Community Vision
- Policy Plan Status
- Benchmark Plan
- Next Steps

Team Introductions



De Novo Planning Group

Prime consultant, community outreach,
land use planning, environmental review

De Novo Planning Group

A Land Use Planning, Design, and Environmental Firm

Kittelson & Associates, Inc.

Transportation and mobility



Economic & Planning Systems

Market analysis, economic development
strategies, fiscal sustainability



Cogstone, Inc.

Cultural and historic resources



What is a General Plan?



- The State requires every city and county in California to adopt a General Plan
- A comprehensive blueprint for the future
- Long-range planning document projecting 20+ years
- Built on community goals and priorities
- La Verne adopted its current GP in 1998
- The City's Zoning Code implements the General Plan - they must be consistent

Why do we Need an Update?



- Changes to demographics and market conditions since 1998
- Current General Plan focuses on topics that are no longer relevant (for example, the extension of the 210)
- Changes to state law in the way cities address mobility, climate change, and environmental justice
- Opportunity to connect with the community to confirm values and priorities

Summary of the Process



Community Outreach (ongoing)

Identify Community Priorities

2017

Existing Conditions Report

2018

Issues and Opportunities Report

2018

Land Use Analysis

2019

Focused Housing Element Update

2019 - 2022

Draft General Plan Updates

← Happening Now!

Environmental Review

← Happening Now!

Public Hearings

Early 2024

Past Public Engagement



- Website (www.LaVerne.GeneralPlan.org)
- Digital Engagement (NextDoor, Direct Emails)
- Visioning Workshops (3)
- Pop-up Events
- Online Vision and Values Survey (900+ responses)
- Vision and Values Outreach Summary Report
- GPAC Meetings (10)
- Business Community Briefing
- City Manager's Newsletter Updates
- Council Briefings

Upcoming Public Engagement



- “Relaunch” of the website (www.LaVerne.GeneralPlan.org)
- Ongoing City Manager’s Newsletter Updates (February 2023)
- Ongoing and expanded digital engagement (NextDoor, Facebook, Direct Emails)
- Scoping Meeting for EIR (Spring/Summer 2023)
- Community Open House to present Draft General Plan Policy Document (Summer/Fall 2023)
- Public Review of Draft General Plan Policy Document and EIR
- Public Hearings with Planning Commission and City Council

GPAC Update



- Began meeting in May 2018
 1. Goal Setting, Roles, and Expectations
 2. Noise and Public Safety
 3. Economic Development
 4. Land Use
 5. Parks, Recreation, Open Space, Conservation
 6. Mobility
 7. Community Design
 8. Vision Statement
 9. Policy Plan Review
 10. Policy Plan Review (approval of Draft Document)
- All GPAC meeting materials are available on the website at www.Laverne.GeneralPlan.org

Community Vision



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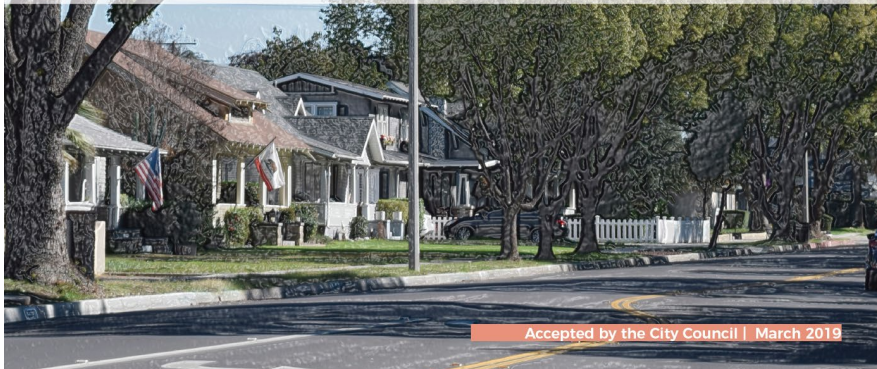
Envision La Verne...

The City of La Verne, nestled in the scenic foothills of the San Gabriel Mountains, is a thriving place to live, work, learn, and enjoy life in southern California. We cherish our special small-town charm—exemplified by the vibrant activity center of Old Town La Verne—and recognize the importance of preserving and protecting our cultural and historic resources which contribute to La Verne's unique sense of place. We are deeply proud of our youth and we appreciate how critically important younger generations are to future success of our community. Family-friendly events and activities celebrate and enhance La Verne's strong civic life, diversity, and inclusivity, and serve as inviting opportunities for local residents and people throughout the region to come together to appreciate all that the City has to offer.

We are recognized for our safe, quiet, and clean residential neighborhoods which offer a range of housing choices for residents of different ages and incomes. High-quality community services, activities, and facilities—including schools, parks and recreation opportunities, police, fire, medical services, and infrastructure—all contribute to creating the lifestyle that residents value. People living, working, and visiting La Verne can safely and efficiently get around the community and can easily reach regional destinations by driving, walking, biking, taking transit, or through emerging mobility technologies.

Economic development is a priority for La Verne and the City is fiscally well-positioned to adapt to future market changes. Multiple economic activity centers are well-distributed throughout the City providing an array of different dynamic business clusters. The community is home to a range of desirable employment opportunities and employers are attracted to La Verne because of its location, public amenities, housing options, access to transit, and business-friendly atmosphere.

The City serves as an example of how local communities can work together to creatively address important local and regional issues. Strong civic leadership and valued partnerships with the University of La Verne, public and private schools, business community, and other local and regional partners help maintain La Verne's outstanding quality of life and ensure that we remain vibrant, successful, and fiscally sustainable for generations to come.



Accepted by the City Council | March 2019

Key Attributes

- Thriving place to live, work, learn, and enjoy life
- Small-town charm
- Vibrant Old Town La Verne
- Pride in our youth
- Family-friendly
- Safe, quiet, and clean neighborhoods
- High-quality community services
- Safe and efficient mobility options
- Strong economic development
- Creative problem-solving

Policy Plan Status



- Organization of Policy Document

- Introduction
- Land Use
- Economic Development
- Mobility
- Resource Management
- Public Safety
- Community Facilities
- Community Design
- Fiscal Sustainability
- Community Health and Wellness

- Housing Element not included as part of comprehensive General Plan Update but was adopted separately in 2022
- Public hearings with Planning Commission and Council will be held on the General Plan Update and EIR
- Some updates required to address new topics related to climate change, resiliency, fire protection, and emergency evacuation

Land Use Planning Objectives



- **Maintain special character of the community by preserving and protecting existing residential neighborhoods and open space areas**
- **Focus growth in activity centers and along corridors (Old Town La Verne, Foothill Corridor, Arrow Highway)**
- Create two new Specific Plan land use categories
 - Simplify Specific Plan process
 - Create automatic consistency between the General Plan and Specific Plan/Zoning
- Introduce new Very High Density Residential (VHDR) land use category to allow for residential development of up to 32 du/ac in areas outside a Specific Plan and/or for 100% residential projects
 - Prepare the City for its next Housing Element Update
 - Note that at this time, no parcels have been designated as VHDR
- Other minor administrative edits to ensure accuracy of Plan

Land Use Definitions

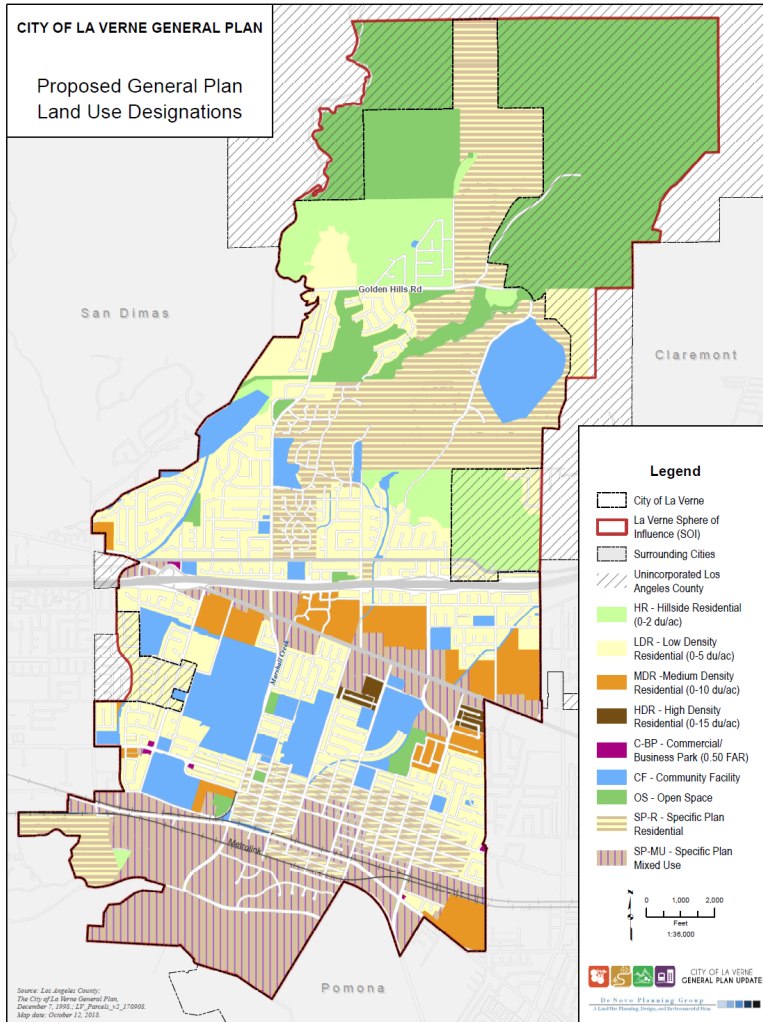


Category Name	Density/Intensity	Description	Proposed Category Name	Proposed Density/Intensity	Proposed Description	Implementing Zone
Hillside Residential (0-2 du/ac)	0-2 du/ac	Single-family units may be built up to a density of two dwelling units per acre. However, due to environmental constraints (steep slopes, significant strands of oak and sycamore trees, fire hazard) some areas in this category may not be developable. All developments in this category must first undergo a detailed constraints analysis prepared by the applicant to determine the extent of development that would be feasible.	Hillside Residential (0-2 du/ac)	0-2 du/ac	Single-family development units may be built up to <u>at</u> a density of <u>up to two-2</u> dwelling units per acre. However, d Due to environmental constraints (steep slopes, significant strands of oak and sycamore trees, fire hazard) some areas in this category may not be developable. All developments in this category must first undergo a detailed constraints analysis prepared by the applicant to determine the extent of development that would be feasible.	A-1 P-R-1/5 P-R-1/1 P-R-2-D M-H-P
Low Density Residential (0-5 du/ac)	0-5 du/ac	This category will permit single-family units at a density of 0-5 units per acre. The density designation will provide for the preservation of existing single-family neighborhoods.	Low Density Residential (0-5 du/ac)	0-5 du/ac	This category will permit s Single-family <u>development units at</u> a density of <u>up to 0-5 dwelling</u> units per acre. The density designation will provide for the preservation of existing single-family neighborhoods.	All Implementing Zones associated with HR and: P-R-3-D P-R-4.5-D P-R-5-D
Medium Density Residential (0-10 du/ac)	0-10 du/ac	The medium density residential category allows for the development of duplexes and other attached dwellings. The medium density/mixed-use is intended to accommodate and facilitate the development of commercial/office uses and medium density residential uses.	Medium Density Residential (0-10 du/ac)	0-10 du/ac	The medium density residential category allows for the development of duplexes and other attached dwellings. Single-family and multiple-family development at a density of up to 10 dwelling units per acre. The medium density/mixed-use is intended to accommodate and facilitate the development of commercial/office uses and medium density residential uses.	All Implementing Zones associated with MDR and: P-R-6-A P-R-7-A P-R-7.5-A P-R-8-A P-R-10-A
High Density Residential (0-15 du/ac)	0-15 du/ac	This second multiple-family residential category also provides for the development of duplexes and other attached dwelling units.	High Density Residential (0-15 du/ac)	0-15 du/ac	This second multiple-family residential category also provides for the development of duplexes and other attached dwelling units. Single-family and multiple-family development at a density of up to 15 dwelling units per acre.	All Implementing Zones associated with MDR except for M-H-P (which is not permitted), and with the addition of: P-R-15-A
			<u>Very High Density Residential (0-32 du/ac)</u>	<u>0-32 du/ac</u>	Single-family and multiple-family development at a density of up to 32 dwelling units per acre. <i>Note that at this time, no parcels have been designated as "Very High Density Residential" on the Land Use Map. This category has been created to allow for the possibility of designating one or more areas of the City as this designation at some point in the future. Future application of the VHDR land use designation will necessitate a General Plan Amendment.</i>	All Implementing Zones associated with MDR and HDR. New zoning required to allow for residential projects with a density above 15 du/ac and equal to or below 32 du/ac. Specific Plans may also be used as implementation of VHDR.

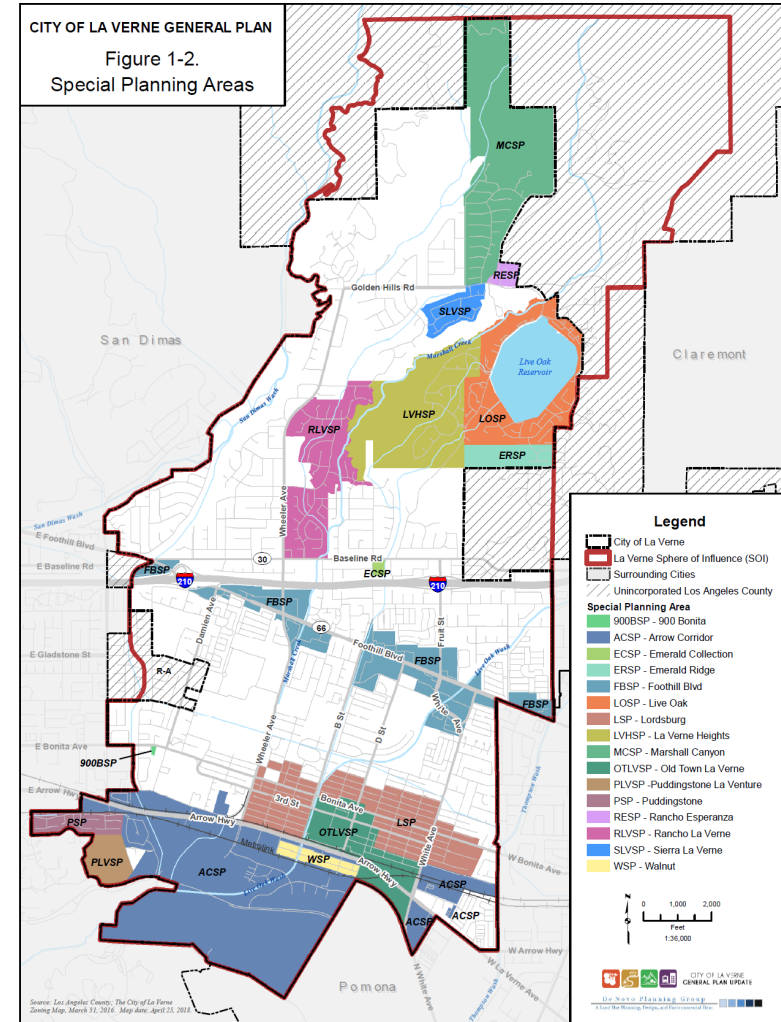
Land Use Map



Benchmark Plan



Specific Plan Areas



Benchmark Plan



	Existing Development	Business as Usual (Current Plan)	Benchmark Plan		SCAG Growth Projections (2040)
			Total	Over BAU	
Units	11,700	12,900	14,400 (1)	11.5%	12,100
Population	32,300	35,600	37,500 (1)	5.3%	32,900
Nonresidential Development	5.5M SF	7.5M SF	8.0M SF (2)	6.7%	--
Jobs	11,300	15,000	16,500	10%	14,300
Jobs to Housing Ratio	0.96	1.16	1.14	--	1.18

(1) Benchmark Plan represents BAU, with the addition of the Old Town La Verne Specific Plan land use vision, plus a general growth of 10% over 20 years; La Verne must plan to accommodate some growth in order to meet state and regional growth demands for housing and population increases (SCAG and Regional Housing Needs Allocation)

(2) Nonresidential development will reflect ULV Master Plan

Next Steps



- Facilitate Scoping Meeting for the Environmental Impact Report
- Analyze Benchmark Plan in Environmental Impact Report
 - Technical studies related to transportation, noise, air quality, greenhouse gas emissions, and energy
- Coordinate with Local, Regional, and State agencies
- Host Community Open House and solicit feedback from the community in-person and online regarding the Draft General Plan Policy Document
- Hold Public Hearings

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