Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

February 28, 2017

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

HEARING ON THE ALTADENA COMMUNITY STANDARDS DISTRICT UPDATE
PROJECT NO. R2016-000348-(5)
ADVANCE PLANNING NO. 2016000640-(5)
ENVIRONMENTAL ASSESSMENT NO. 2016002556-(5)
ALTADENA, MOUNT GLEASON, NORTHEAST PASADENA ZONED DISTRICTS
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)

SUBJECT

This action is to adopt the Altadena Community Standards District (CSD) update. The existing CSD, which was last amended effective December 2010, would be modified by this ordinance.

This project is a comprehensive update to the uses and development standards contained in the CSD. Proposed changes are to uses and development standards for residential and commercial zones, and other community-wide amendments including updated maps. The CSD update changes residential uses and standards for fences, walls, and hedges; and bed and breakfast establishments. Updates to the commercial uses and standards include revised permitting requirements for drive-through businesses, revised parking requirements for restaurant and retail uses based on lot size, and updated commercial design and pedestrian-oriented standards.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Consider the attached Negative Declaration, find on the basis of the whole record before the Board that the project will not have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board; and adopt the Negative Declaration;

2. Indicate the intent to approve the proposed Altadena CSD update, as recommended by the Regional Planning Commission (RPC); and

3. Instruct County Counsel to prepare the final ordinance for the Altadena CSD and bring it back to the Board for consideration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Altadena CSD update is a zoning ordinance amendment to the existing Altadena CSD. It was initiated after a 2012 visioning process was conducted in collaboration with the Los Angeles County (County) Fifth Supervisorial District, the County Community Development Commission and County Department of Regional Planning (Department). The visioning process resulted in the Altadena Vision Plan that identified a number of characteristics and opportunities for the community. This Vision Plan was intended to set the direction for any future updates to the Altadena CSD.

The objective of this zoning ordinance amendment is to update residential and commercial uses and development standards of the CSD to implement the County General Plan, the Altadena Community Plan (Community Plan), and the Altadena Vision Plan.

Below is a summary of the major aspects of the CSD update as well as other minor amendments as part of this effort.

Residential
The intent of the residential amendments in the CSD are to balance providing flexibility for residents and recognizing and ensuring compatibility with residential community character and safety, by including the following provisions:

- Revise the average front yard setbacks in Residential Business Zones (R-1) to be more reflective of the community character and the built environment of each block and neighborhood;
- Create new standards in R-1 zones for fences, walls and hedges in front yards to reflect the unique character of Altadena while maintaining safety for pedestrians, bicyclists and motorists;
- Provide more flexibility than the Countywide zoning code for home-based occupations in R-1 zones by allowing one additional employee per property, three additional home-based occupation uses with additional development standards, and retaining most other standards which protect the environment and residential character; and
- In R-1 and Two-Family Residential Zones (R-2), allow for bed and breakfast establishments with development standards and the approval of a Conditional Use Permit (CUP).

Commercial
The commercial amendments in the CSD provide a balance to promote business, including pedestrian-oriented retail and restaurants, encourage diversity of architecture, and maintain appropriate buffers between commercial and residential properties while unifying existing standards in Altadena, by including the following provisions:

- Revise commercial development standards for buildings to require additional street-facing windows, entrances, with additional setbacks, queueing space and landscaping, lighting, and the siting of parking, to encourage visual appeal and the pedestrian experience;
- Include additional development standards and architectural design elements for building facades, roof design, buffers, lighting and color of walls and accents;
- Revise development standards for drive-through establishments to require additional development standards and the approval of a CUP for all commercial areas in Altadena;
- Reduce parking requirements for restaurants and other eating establishments on lots of less than 5,000 square feet, based on lot size;
- Further promote restaurants by permitting outdoor dining as an accessory use and include parking reductions for the outdoor portion of any food establishment;
- Update sign development standards with design, size and location requirements; and
- Further regulate auto service uses through development standards and approval of a CUP for automotive repair in General Commercial Zones (C-3) and for automotive service uses in Neighborhood Business Zone (C-2).

Other Amendments

Altadena Community Standards District
Additional amendments are included to procedures and for consistency with recently updated Countywide ordinances:

- CSD Modification: Revisions streamline and unify CSD modification process in both residential and commercial zones with newly updated Minor CUP process (with no change in current fees).
- Hillside Management Areas: Revisions reflect updated language for consistency with the recently adopted Countywide Hillside Management Areas Ordinance. The existing lower threshold for grading in Altadena that requires a CUP, continues to apply.
- Historic Preservation: Revisions reference the recently adopted Historic Preservation Ordinance, including for future properties and districts which are eligible for historic designation. Notice and consultation to the Altadena Heritage Organization continues to apply.
- Renewable Energy: Revisions reference terms for solar and wind energy systems for consistency with the newly adopted Renewable Energy Ordinance (REO).

Countywide
Other amendments were included to address the Minor CUP provisions in the County Code. Those amendments, which were considered by the RPC, were included in the CSD update because the REO which included the Minor CUP code revisions, was still awaiting final adoption by the Board.

Since the RPC closed the public hearing and recommended approval of the CSD update, the Board has adopted the REO, which went into effect on January 12, 2017. As such, the Minor CUP provisions as originally considered by the RPC are no longer necessary for the Board's consideration.

Consistency with the Countywide General Plan
The Altadena CSD is consistent with the Countywide General Plan, including the following Land Use (LU) Policies:

LU 2.2: Ensure broad outreach, public participation, and opportunities for community input in community-based planning efforts.

- The CSD update is based on the 2012 Altadena Vision Plan, which was developed through extensive community participation and outreach. The Altadena Town Council formed the CSD Committee, which represented wide ranges of interest within Altadena, including residents, businesses, historic preservation, and others. This was in addition to comments collected via email and online.

LU 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.

- The CSD encouraged infill and mixed use development by updates to maximum building height and floor area ratio (FAR), which provide consistency with Countywide provisions regulating mixed use development;

LU 4.2: Encourage the adaptive reuse of underutilized structures and the revitalization of older, economically distressed neighborhoods.

- The CSD incentivizes investment in local businesses and older commercial areas, by permitting certain home-based occupations as well as bed and breakfast establishments to support residents while bringing visitors to Altadena, and reducing parking requirements for retail and restaurant uses to encourage reuse of existing underutilized structures and revitalize street activity as well as encourage safe neighborhoods.
- The CSD encourages patterns of development that promote physical and pedestrian activity, by clarifying and adding standards to encourage pedestrian-friendly design, including visual interaction, pedestrian flow and architectural design features as well as other amenities and permitting off-site parking within a walkable distance.

LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.

- The CSD minimizes impacts to noise-sensitive land uses through best practices, such as with drive-through establishment which would be reviewed through a discretionary CUP permitting process and include development standards that require setbacks for drive-through areas, establish specific hours of operation, and require site-specific analysis of any environmental impacts as well as requirement for indoor siting of certain home-based occupations to minimize impacts on neighbors;

Consistency with the Altadena Community Plan
The CSD generally accomplishes the major objectives of the Community Plan by preserving the residential character of the community, and intensifying, renovating, and revitalizing the commercial and industrial areas. It is also consistent with major goals of the Community Plan, including the following:

Land Use: Maintain and enhance the quality and distribution of land uses which characterize the Altadena community and make it an attractive environment in which to live, work and enjoy leisure hours.

- The CSD preserves the residential character of the community, as well as encourages limited flexibility to avoid stagnation and lack of property improvements, by adding bed and breakfast establishments, certain home-based occupations and updating fences, walls and other yard standards.

Economic Development: Establish, maintain, and enhance a healthy economic community for all Altadena by encouraging suitable concentrations of commercial and industrial developments.

- The CSD encourages renovation, and revitalization of the commercial and industrial areas, by updating building height and FAR to match Community Plan policies as well as other updates to signage and parking requirements, pedestrian-oriented design, and instituting commercial buffers.
- The CSD encourages concentration of commercial development through changes in parking requirements, focusing on restaurant and retail uses, and unifying standards to encourage development in the various commercial areas within Altadena.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The County Chief Executive Office recently issued a report called Driving Transformative Change in Los Angeles County, which outlines critical next steps to addressing some of the County's most critical challenges. The County's 2016-2021 Strategic Plan provides direction to ensure that the County's efforts are aligned with the Board's priorities.

This Altadena CSD update primarily promotes Goal II (Foster Vibrant and Resilient Communities), by incorporating and balancing changes to residential or commercial standards, which included those requested by the Altadena community via public comment or the CSD Committee. Strategies under Goal II include economic development, including supporting small businesses and social enterprises. The CSD update expands options for home-based occupations within residential neighborhoods compatible with community character, and encourage retail and restaurant uses in commercial areas through updated development standards including parking. The CSD supports the strategy for promoting active and healthy lifestyles through pedestrian-friendly commercial streets and public spaces.

This CSD update also reflects the objectives that were identified in the Vision Plan, such as the desire for safe and peaceful neighborhoods balanced with thriving commercial centers and an overarching diverse, eclectic, and unique character.

FISCAL IMPACT/FINANCING

Implementation of the Altadena CSD Update will not result in significant new costs to the Department or other County Departments. The adoption of the updated CSD will not result in the need for additional departmental staffing. Therefore, a request for financing is not being made at this time.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Summary of Process

This recommended update is the result of an extensive and collaborative effort. The Department partnered closely with the CSD Committee and Altadena Town Council to: identify community needs and concerns as changes were being made to draft documents; disseminate information about the project, including informational flyers to explain planning concepts; and receive feedback on how the community understood issues, including misperceptions on current standards or proposed changes.

In addition, the Department also collaborated for outreach with a number of governmental and local partners including; the Altadena Town Council, the Altadena Town Council CSD Committee, the Altadena Town Council Land Use Committee, Altadena Heritage, Altadena Library District, and various local religious institutions, non-profits, and local neighborhood associations. This outreach included social media postings, community flyers, community meetings open to the public, partnered posting on local community boards and neighborhood associations, public announcements, general outreach and project information dissemination through the Altadena CSD Project website.

This partnership was critical in providing the Department with an in-depth understanding of the overall needs and desires of the community.

CSD Update Recommendations
After the Altadena Vision Plan was developed, the Altadena Town Council appointed a CSD Committee made up of community residents and business owners to develop recommendations for the CSD update. The CSD Committee is comprised of representatives from various aspects of the community, and include residents and business owners as well as members from the Altadena Heritage and the Altadena Chamber of Commerce.

The CSD Committee, in numerous meetings and with guidance from County staff over a three-year period, developed a number of recommendations in both residential and commercial zones to update the CSD. The CSD Committee met with Department staff in attendance twice monthly for two years and for the next year in numerous meetings to discuss particular issues with Board Deputies and relevant County department staff.

The Altadena CSD update process involved consultations and discussions with affected County departments including Public Works, Agricultural Commissioner/Weights & Measures, Fire Department, and Public Health. These departments were consulted and provided feedback and suggestions throughout the update process.

Through this collaboration and consultation process, the ordinance was written to reflect staff's best recommendation for meeting the desires of the community while limiting any unintended consequences.

Open House Community Meeting:
On June 4, 2016, the Department held an Open House at the Altadena Elementary School. Flyers were sent to local community groups, posted in public places such as the Altadena Community Center, Altadena Senior Center and Altadena Public Library, posted on our website and a series of local community websites as well as the meeting location. Outreach to local residents was performed by Department staff and the CSD Committee, who contacted neighbors, businesses, community organizations such as Altadena Heritage, Altadena Now, the local Chamber of Commerce, non-profits and local religious and business organizations. The end result was a turnout of approximately 90 community members.

The format was an open house with six booths organized by topics and enforcement. Community members could visit booths based on interest, and speak to planners who documented their comments and answered questions. In addition, comment cards were collected from 29 people. Written comments were taken there as well as through an online survey.

Regional Planning Commission Public Hearings:

On July 28, 2016, the RPC conducted a public hearing at the Eliot Arts Magnet Academy, Carl D. Roeder Auditorium, in Altadena to consider an update to the Altadena CSD. A Notice of Public Hearing was mailed to approximately 14,000 property owners and other interested parties as well as published in the San Gabriel Valley Times.

More than 200 community members attended, and approximately 45 people testified at the July 28 public hearing. The main topics included the Charles Company Grocery Store constructed at 2246 Lake Avenue (which is separate and not a part of the CSD update); the proposed fences, walls, and hedges standards; regulation of bed and breakfasts; and appropriate building height standards. The RPC continued the public hearing until September 14, 2016, with the request that remote testimony be offered and for staff to respond to the concerns raised during the public hearing.

On September 7, 2016, the Commission further continued the matter to October 26, 2016, to allow staff time to consider the comments and provide for public outreach.

Based on the testimony received at the July 2016, public hearing, staff revised the ordinance to lower commercial building maximum heights and included additional building design requirements requested by the public for street-facing windows, entrances and architectural features. A CUP was included for all drive through establishments and fences, walls and hedges development standards were further updated.

On October 26, 2016, the RPC held the continued hearing with remote testimony available at the Eaton Canyon Nature Center. Staff represented the revised CSD, and a total of 30 people testified, including through remote testimony. After a brief discussion, the RPC closed the public hearing, and recommended approval of the Negative Declaration and revised CSD for the Board's consideration.

Legal Requirements

A public hearing by the Board is required pursuant to Section 22.16.200 of the County Code and Section 65856 of the California Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.16.200 of the County Code. These procedures exceed the minimum standards of Sections 6061, 65090 and 65856 of the California Government Code relating to notice of public hearing.

Additional correspondence received after the close of the RPC public hearing on October 26, 2016, is also provided for the Board's consideration.

ENVIRONMENTAL DOCUMENTATION

Staff has determined that a Negative Declaration is the appropriate environmental document for this project.

An Initial Study was prepared based on a CSD draft, and the July 28, 2016 and October 2016 RPC hearing materials provide a detailed discussion of the project and potential impact areas, including aesthetics, traffic, noise, and air quality. With the revised CSD presented for the October 26, 2016, RPC public hearing, additional discussion was included in the hearing materials that identified that the scope of impacts resulting from the revisions were already analyzed as part of the overall project. Therefore, while the draft CSD analyzed for purposes of the California Environmental Qualities Act differs slightly than the current draft CSD, the changes are minor as to not affect the environmental analysis or conclusions made from such analysis.

On June 28, 2016, notices of the environmental document determination and the July 28, 2016, RPC public hearing were sent to the more than 14,300 property owners in the unincorporated community of Altadena as well as the courtesy notification list.

Assembly Bill 52 Compliance
As part of the environmental analysis of this project, the Fernandeño Tataviam Band of Mission Indians was sent a formal notification of the project in May 2016. No response was received within the 30 day deadline, or as of the date of this letter.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the proposed Altadena CSD update will not significantly impact County services.

For further information, please contact David McDonald or Richard Marshalian at (213) 974-6476 or via email at dmcdonald@planning.lacounty.gov and rmarshalian@planning.lacounty.gov, respectively.

Respectfully submitted,

Richard J. Bruckner
Director

RJB:DM:RDM:ems

c: Executive Office, Board of Supervisors
County Counsel
Chief Executive Officer
Fire Department
Public Health
Public Works

Attachments:
1. Draft Ordinance, as approved by Regional Planning Commission
2. Additional correspondence received after close of Regional Planning Commission public hearing
3. Project Summary
4. Summary of Regional Planning Commission Proceedings
5. Regional Planning Commission Resolution
6. Regional Planning Commission Hearing Packages
7. Negative Declaration

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DRAFT ORDINANCE

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning – of the Los Angeles County Code related to the Altadena Community Standards District, and related amendments to the Minor Conditional Use Permit.

SECTION 1. Section 22.20.100 is hereby amended to read as follows:

…

-- Residences, senior citizen, subject to the conditions listed in Section 22.56.235.

~~-- Residences, single-family, in the Altadena Community Standards District, where the provisions of Section 22.44.127 cannot be met.~~

-- Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the state of California, in which no pupil is physically restrained, but excluding trade or commercial schools.

…

SECTION 2. Section 22.44.127 is hereby amended to read as follows:

22.44.127 Altadena Community Standards District

A. Intent and Purpose

The Altadena Community Standards District ("CSD") is established to ensure that new and expanded structures are compatible in size and scale with the characteristics of surrounding residential neighborhoods, protecting the light, air, and privacy of existing single-family residences from negative impacts <u>while providing certain flexibility within residential areas</u>. The CSD is also established to <u>revitalize commercial centers,</u>

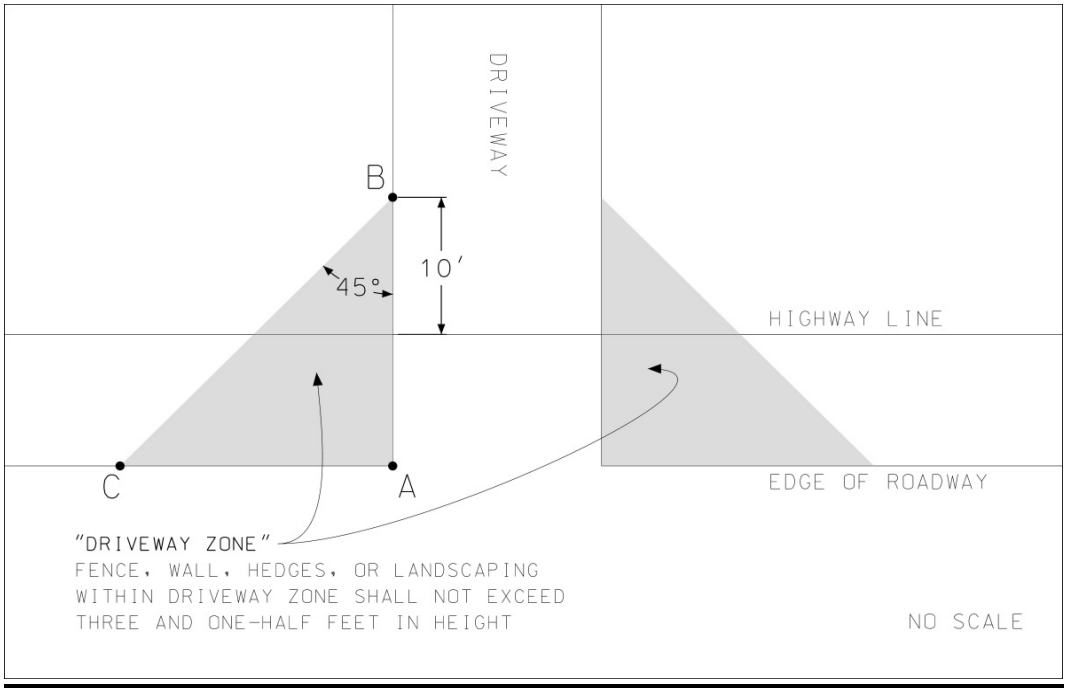
improve the pedestrian nature of commercial streets, and to minimize the visual and environmental impacts of development in hillside management areas.

B. Definitions

The following terms are defined solely for this CSD.

1. **Bed and Breakfast Establishment.** Bed and breakfast establishment means a residence containing guest rooms used for short-term rental accommodations, which provides breakfast for guests of the facility.
2. **Bedroom**. Any habitable room or space with a closet which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking, or dining purposes.
3. **Driveway Zone.** The triangular areas created on both sides of a driveway delineated by the following three points:
   a. Point "A" is the point at which the existing edge of the driveway meets the edge of roadway or top of curb if present;
   b. Point "B" is the point along the edge of the driveway located ten feet back from the highway line towards the property; and
   c. Point "C" is the point at which a line that is extended from Point "B" at a 45 degree angle meets the edge of the roadway or top of curb if present as illustrated by Figure 22.44.127-A: Driveway Zone.

Figure 22.44.127-A: Driveway Zone



4. **Encroachment Plane.** An inclined plane, beginning at a stated height above average grade parallel to the property line, and extending into the interior of the site at a stated upward angle to the horizontal average grade perpendicular to the property line.

5. **Ridgelines.** The line formed by the meeting of the tops of sloping surfaces of land.

6. **Significant Ridgelines.** Highly visible ridgelines that dominate the landscape.

~~B~~C. ~~Description of~~ District Map

The boundaries of ~~the District~~ this CSD are ~~coterminous with the boundaries of the Altadena Community Plan. The map of the District follows this Section.~~ shown on Map 22.44.127-A: Altadena CSD Boundary, at the end of this Section.

D. Applicability

(Reserved)

E. Application and Review Procedures

(Reserved)

~~C~~F. Community Wide Development Standards

1. **Landscaping.** Where landscaping is required by this CSD, it shall be maintained through regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.

2. **Hillside Management.**

a. ***Applicability.*** The provisions of this Subsection shall apply in hillside management areas, as defined in Section 22.08.080, except for:

i. Applications submitted to the Department ~~of Regional Planning~~ and deemed complete prior to the effective date of the ordinance ~~creating~~ establishing this Subsection, provided that plans submitted with the application depict all proposed grading and structures.

ii. Changes to applications approved by the Department ~~of Regional Planning~~ prior to the effective date of the ordinance ~~creating~~ establishing this Subsection, provided that such changes:

(A) Do not cumulatively increase the previously approved floor area or height of any structure by more than 10 percent; and

(B) Do not cumulatively increase the previously approved amount of grading to more than 2,500 total cubic yards of cut plus fill material.

iii. Applications to repair or reconstruct a damaged or destroyed structure that was legally established prior to the effective date of the ordinance ~~creating~~ establishing this Subsection.

b. ***Permits Required.***

i. Minor Conditional Use Permit. A ~~m~~Minor ~~c~~Conditional ~~u~~Use ~~p~~Permit, as provided in Section 22.56.085 shall be required for any development within a Hillside Management Area that is not otherwise subject to a ~~c~~Conditional ~~u~~Use ~~p~~Permit pursuant to Section 22.56.215~~5~~7 (Hillside Management Areas), or as stated in subsection ii below except for:

(A) Additions to a structure that was legally established prior to the effective date of the ordinance creating this ~~s~~Subsection;

(B) New accessory structures; ~~and~~or

(C) Development designed so that all areas with a natural slope of 25 percent or greater remain in a natural state.

~~ii. Applications for a minor conditional use permit shall include the information required by Section 22.56.215.D and shall substantiate the burden of proof required by Sections 22.156.090, 22.56.21.F.1.a, and 22.56.215.F.1.b.~~

~~c. ***Grading.***~~

ii. Conditional Use Permit. A ~~c~~Conditional ~~u~~Use ~~p~~Permit, as provided in Part 1 of Chapter 22.56, shall be required for any grading on a lot ~~or parcel of land~~ that cumulatively exceeds 2,500 total cubic yards of total cut plus total fill material, excluding any grading approved prior to the effective date of the ordinance ~~creating~~ establishing this ~~s~~Subsection.

c. ***Development Standards***.

i. Any application for grading involving the off-site transport of 1,000 or more cubic yards of material, shall include a haul route, subject to the provisions of Sections 22.56.1752 and 22.56.1753.

ii. Any grading occurring during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, shall be subject to the requirements deemed necessary by the Department of Public Works to prevent runoff and erosion.

iii. Additional Development Standards for Conditional Use Permits. In addition to the development standards in this subsection and for a Conditional Use Permit pursuant to Section 22.56.217, the development shall comply with Table 22.44.127-A, below, where applicable:

TABLE 22.44.127-A:HILLSIDE DESIGN DEVELOPMENT STANDARDS	
Grading and Topography	• Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures. • Terracing and retention walls, if unshielded by landscaping and visible from downslope, are designed with varied gradients and curvilinear shapes that mimic or blend into surrounding contours.
Views and Screening	• Structures, retention walls, and graded areas are screened by landscaping and vegetation. • Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope.
Surfaces and Reflectance	• Structures incorporate articulated surface faces instead of flat blank walls. • Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less.
Landscaping	• Where new tree planting occurs, new trees blend with surrounding vegetation.
Trails	• Existing trail right-of-ways or trail heads within the project, dedicated to the County as of the effective date of the ordinance establishing this Subsection B, are improved if necessary to ensure their ongoing use.

~~ii~~d. ***Additional Findings for Conditional Use Permits***. ~~In approving a conditional use permit for grading, the Hearing Officer or Regional Planning Commission shall make the following findings in addition to those required by Section 22.56.090:~~ In addition to the findings required under Section 22.56.090 and Section 22.56.217 (Hillside Management Areas), the Hearing Officer shall approve a conditional use permit where the information submitted by the applicant and/or presented at public hearing substantiates that the project complies with the additional development standards in this Section. ~~following findings in addition to those required by Section 22.158.050.B (Findings)~~:

~~(A) The grading is designed to minimize disturbance to the natural hillside by clustering building pads and structures near existing paved streets, on areas with the flattest terrain, or on areas with the least visual impact; and~~

~~(B) The overall development minimizes visual and environmental impacts to the surrounding area. In making this finding, the Hearing Officer ore Regional Planning Commission shall require~~

~~projects to comply with the following development standards regarding hillside design, where they apply to the project:~~

~~***Grading and Topography***~~	~~• Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures.~~ ~~• Terracing and retention walls, if unshielded by landscaping and visible from downslope, are designed with varied gradients and curvilinear shapes that mimic or blend into surrounding contours.~~
~~***Views and Screening***~~	~~• Structures, retention walls, and graded areas are screened by landscaping and vegetation.~~ ~~• Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope.~~
~~***Surfaces and Reflectance***~~	~~• Structures incorporate articulated surface faces instead of flat blank walls.~~ ~~• Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less.~~
~~***Landscaping***~~	~~• Where new tree planting occurs, new trees blend with surrounding vegetation.~~
~~***Trails***~~	~~• Existing trail right-of-ways or trail heads within the project, dedicated to the County as of the effective date of the ordinance establishing this Subsection B, are improved if necessary to ensure their ongoing use.~~

~~In addition to these required design standards,~~ The Hearing Officer ~~or Regional Planning Commission~~ may require that the applicant incorporate additional design standards which would further the purpose of this CSD in minimizing the visual and environmental impacts of development in hillside management areas. Such standards may include, but are not limited to, requiring that visible topsoils used as grading fill match the color and texture of rocks and soils naturally occurring on site, requiring that project structures use matte or rough surfacing to diminish reflectances, requiring that stands of native vegetation are preserved or expanded, and requiring that mature trees are preserved.

~~iii. Any application for grading involving the off-site transport of 1,000 or more cubic yards of material, shall include a haul route for review and approval by the Department.~~

~~iv. Any grading occurring during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, shall be subject to mitigation measures deemed necessary by the Department of Public Works to prevent runoff and erosion.~~

~~d~~3. **Significant Ridgeline Protection.** ~~Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are highly visible ridgelines that dominate the landscape. The locations of the significant ridgelines within the CSD are shown on the map following this Section.~~

a. The locations of the significant ridgelines within this CSD are shown on Map 22.44.127-B: Significant Ridgelines, at the end of this Section.

~~i~~b. The highest point of any structure shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, ~~roof-mounted solar panels~~ structure-mounted small scale solar energy systems, and small-scale wind energy ~~conversion~~ systems.

~~ii. Any modification to the standards set forth in subsection 2.d.i. shall require a conditional use permit, pursuant to Part 1 of Chapter 22.56. In approving such conditional use permit, the Hearing Officer or Regional Planning Commission shall make the following findings in addition to those required by Section 22.56.090:~~

~~(A) Alternative sites within the project site have been considered and rejected due to the presence of documented hazards or the potential for greater damage to biota, as determined by a biologist; and~~

~~(B) The overall development is designed to comply with the development standards provide in subsection C.2.c.ii.b.~~

4. **Historic Preservation**.

a. ***Significant Properties***. The following structures may be of historic or architectural significance:

i. 1849-1879 Lake Avenue: Saint Elizabeth's Catholic Church. Map Book 5848, page 1, Parcels 8, 10, 11 and 15. Map 1 Altadena, all of Lot 30;

ii. 2184 Lake Avenue: Eliot School. Map 5845, page 9, Lots 1—14 of Lake Avenue Heights, and Lot 900, a portion of Grogan Tract;

iii. 2245 Lake Avenue: Pacific Electric Railway Substation No. 8. Map Book 5845, page 21, Parcel 35. Map 1 Altadena, portions of Lot 8 and Lot 9;

iv. 2366 Lake Avenue: Altadena Library. Map Book 5845, page 5, Parcel 32. Tract No. 7832, Lots 66, 67, 68 and 69; and

v. 2455 Lake Avenue, 835—875 Mariposa Street and 2520 and 2526 El Molino Avenue: Woodbury Building. Map Book 5845, page 17, Parcels 10 and 14. Map 1 Altadena, portions of Lots 3 and 4.

b. ***Alteration***. Any expansion, addition, alteration or demolition of the structures listed in subsection 4.a above, is subject to the provisions of this Altadena CSD. Notice of application shall be sent to Altadena Heritage thirty (30) days prior to any action.

c. ***Designated Landmarks and Historic Districts***. Notwithstanding the provisions herein, any building or structure designated as a landmark or within a historic district shall be regulated under Part 28 of Chapter 22.52 (Historic Preservation Ordinance).

~~D~~G. Zone Specific Development Standards

1. **Zone R-1.**

a. ***Yard Requirements ~~and Height Limits~~.***

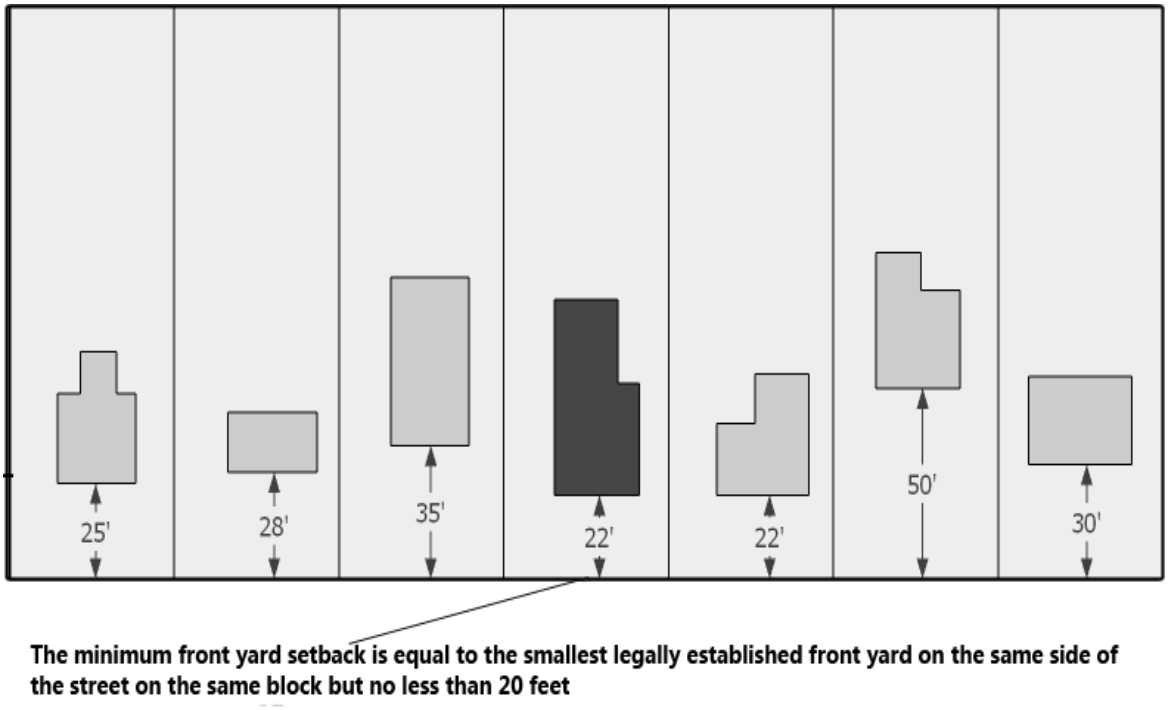
i. Except as established in Part 5 of Chapter 22.44 (Setback Districts), the provisions of this CSD shall supersede the provisions of Section 22.20.120 as follows, as noted in Table 22.44.127-B, where not expressly superseded, Section 22.20.120 controls~~The standards for yards and heights shall be based on the size of the lot or parcel as noted in the following table, except as specified in subsections Diaii through Diavi~~:

TABLE 22.44.127-B: YARD REQUIREMENTS					
Lot Size (net square feet)	**Minimum Yard Dimensions (linear feet): Front**	**Minimum Yard Dimensions (linear feet): ~~Back~~ Rear**	**Minimum Yard Dimensions (linear feet): Side Interior and Corner**	**Minimum Yard Dimensions (linear feet): Side Reverse Corner**	**~~Maximum Height (linear feet):~~**
~~40,000+~~	~~20~~	~~35~~	~~5~~	~~10~~	~~35~~
~~39,999-~~ ≥20,000	Smallest front yard on same block (min. 20)	35	10 percent of average lot width (min. 5)	10 percent of average lot width (min. 10)	~~35~~
<20,000 ~~13,000-19,999~~	Smallest front yard on same block (min. 20)	25	10 percent of average lot width (min. 5)	10 percent of average lot width (min. 10)	~~30~~
~~<13,000~~	~~20~~	~~25~~	~~5~~	~~10~~	~~30~~
~~Flag lots <7,500~~	~~10~~	~~10~~	~~10~~	~~10~~	~~30~~

ii. The front yard shall not be less than the smallest front yard of a legally established residence ~~average depth of all of the front yards~~ on the same side of the street on the same block, but in no case less than 20 feet, as illustrated in Figure 22.44.127-B~~. A vacant lot shall not be included in the computation for this purpose.~~

~~iii. Each side yard shall not be less than 10 percent of the average width of the lot, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards.~~

Figure 22.44.127-B: Example of Minimum Front Yard Setbacks



ii~~i~~v. ~~Each required yard shall not be less than 15 feet where any portion of a residence or other structure within that yard exceeds 23 feet in height.~~ Except as provided in Section 22.48.120 (Projections into Yards), no portion of any structure shall exceed 23 feet in height where located within 15 feet of any property line.

iv. On irregularly shaped lots with lot frontage less than that required by Section 21.24.300, the front yard shall be measured from street frontage.

~~v. Where fill material has been placed on a lot or parcel after such lot was legally created, height shall be measured from the previously existing grade.~~

~~vi. The maximum number of stories above grade shall be two. A "basement" as defined in Section 22.08.020,B, shall be considered a story above grade, while a "cellar" as defined in Section 22.08.030,C, shall not be considered a story above grade.~~

b. ***Height Limits.***

i. Except as provided below, Section 22.20.110 (Height Limits) shall remain applicable. The provisions of this CSD shall supersede the provisions of Chapter 22.20.110 as follows, as noted in Table 22.44.127-C:

TABLE 22.44.127-C: HEIGHT LIMITS	
Lot (net square feet)	Maximum Height (linear feet):
≥ 20,000	35
<20,000	30
Flag Lots	30

ii. Where fill material has been placed on a lot after such lot was legally created, height shall be measured from the previously existing grade. Where material has been cut on a lot after such lot was legally created, height shall be measured from the grade that results from such cut.

iii. The maximum number of stories above grade shall be two. A "basement" as defined in Section 22.08.020, B, shall be considered a story above grade, while a "cellar" as defined in Section 22.08.030, C, shall not be considered a story above grade.

c. ***Fences, Walls and Landscaping.***

i. Maximum Height. Except as provided herein, Section 22.48.160 (Fences and Walls) relating to fences and walls shall remain applicable. Notwithstanding subsection G of Section 22.48.160, the height of a fence or wall shall be measured inclusive of any architectural feature, fixture, or support element attached to or part of said fence or wall.

ii. Front Yards. The provisions of this CSD shall supersede the provisions of Section 22.48.160 as follows, as noted in Table 22.44.127-D and Table 22.44.127-E:

(A) Corner or Reversed-Corner Lots. Table 22.44.127-D, below identifies the maximum height for fences, walls, and landscaping for corner or reversed-corner lots.

TABLE 22.44.127-D: FENCES, WALLS AND LANDSCAPING HEIGHT LIMITS FOR CORNER OR REVERSED-CORNER LOTS		
Location	***Maximum Height***	
	Fences and Walls	Trees, Shrubs, Flowers and Plants, including Hedges*
Within a Driveway Zone	42 inches	42 inches
Area between Highway Line and 10 feet from Highway Line	42 inches	42 inches
10+ feet from Highway Line	6 feet	6 feet
* where forming a barrier serving the same purpose as a fence or wall		

(1) Where such fence or wall exceeds three and one-half feet in height, such front yard shall maintain live plants in the portion of the yard between the fence and wall, and the street. Such plants shall comply with the provisions of this subsection G.1.c.ii.(A).

(B) All Other Lots. Table 22.44.127-E, below identifies the maximum height for fences, walls, and landscaping for all other lots.

TABLE 22.44.127-E: FENCE, WALLS AND LANDSCAPING HEIGHT LIMITS FOR ALL OTHER LOTS		
Location	***Maximum Height***	
	Fences and Walls	Trees, Shrubs, Flowers and Plants, including Hedges*
Within a Driveway Zone	42 inches	42 inches
Area between Highway Line and 2.5 feet from Highway Line	42 inches	42 inches
Area between 2.5 feet from Highway Line and 10 feet from Highway Line	6 feet pursuant to subsection (1) below	42 inches
≥ 10 feet from Highway Line	6 feet	6 feet
* where forming a barrier serving the same purpose as a fence or wall		

(1) When located a distance greater than or equal to two and one-half feet and less than 10 feet from the highway line, fences and walls shall be open and non-view obscuring for any portion of the fence or wall greater than three and one-half feet in height. A fence, or wall, or portion thereof shall be considered open and non-view obscuring when:

(a) A minimum of 80 percent of that fence or wall or portion thereof, evenly distributed horizontally along the entire length of said fence or wall or portion thereof, is transparent or permits views. Chain link

fencing with live plant material shall not be considered open and non-view obscuring; and

(b) Vertical support elements maintain a minimum distance of five feet apart.

iii. Corner Side Yards. Fences, walls, and hedges and landscaping within a required corner side yard shall comply with the provisions of subsection B of Section 22.48.160.

iv. Location. Notwithstanding the provisions of this CSD, any fence, wall, hedges or landscaping shall comply with Section 22.48.115 and Section 22.48.150 of the County Code. Any encroachment, including a fence, wall, hedges or landscaping, within the right-of-way requires a permit issued by Department of Public Works, as set forth in Section 16.06.010 (Permit – Prerequisite to Commencement of Certain Work) within Title 16 (Highways) of the County Code.

v. Prohibited Materials. All portions of new or replacement fences and walls in required front yards shall not be composed of barbed wire, concertina wire, razor wire or broken glass. Chain link fencing taller than three and one-half feet in height shall not be permitted unless covered and visually obscured with live plant material, and comply with all other provisions as in subsection G.1.c. of this section.

~~b~~d. ***Gross Structural Area and Lot Coverage.***

i. The gross structural area (GSA) of a residence includes the total floor area of all enclosed areas, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles. Lot coverage shall include all structures erected on the property.

ii. The maximum GSA or lot coverage shall be determined by the following formula:

GSA or Lot Coverage = (.25 x net lot area) + 1,000 square feet

iii. The maximum GSA or maximum lot coverage shall not exceed 9,000 square feet.

~~c~~e. ***Parking.***

i. Except as provided below, Part 11 of Chapter 22.52 (Vehicle Parking Space), including required onsite parking together with a maneuvering area (maneuvering aisle) and driveway, shall remain applicable. The provisions of this CSD shall supersede the provisions of Section 22.52.1180 as follows, as noted in Table

22.44.127-D: ~~Each residence shall provide on-site the required number of vehicle parking spaces, together with a maneuvering area and driveway, as follows:~~

TABLE 22.44.127-F: RESIDENTIAL PARKING	
Number of Bedrooms	***Number of Parking Spaces***
1 to 4	2
5 or 6	3
7 or more	4 (plus 1 space for every 2 additional bedrooms)

ii. Where ~~more than two~~ three or more parking spaces are required, per Table 22.44.127-D, above, such spaces may be uncovered and developed in tandem.

~~iii. "Bedroom" means any habitable room or space with a closet which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking or dining purposes.~~

~~d. Except as provided below, all sections of Part 2 of Chapter 22.48 relating to yards shall remain applicable. The provisions of this Community Standards District shall supersede the provisions of Part 2 of Chapter 22.48 as follows:~~

~~i. The flag lot yard provisions of Section 22.48.050 are hereby modified and not applicable to yards of 7,500 square feet or greater;~~

~~ii. The front yard provisions of Section 22.48.060, 22.48.070, and 22.48.080, are hereby modified by the provisions of subsection D.1.a.ii;~~

~~iii. The side yard provisions of Sections 22.48.090 and 22.48.100 are hereby modified by the provisions of subsection D.1.a.iii;~~

~~iv. The accessory building provisions of subsections A and D of Section 22.48.140 shall not be applicable; and~~

~~v. The yard modification provisions of Section 22.48.180 shall not be applicable.~~

~~e~~f. The provisions of this Community Standards District do not supersede ~~the nonconforming use provisions of~~ Part 10 of Chapter 22.56, (Nonconforming Uses, Buildings and Structures), except that: ~~as provided below:~~

~~i.~~ Section 22.56.1510.G. (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards) relating to repair of damage shall be superseded by the

following provisions: any single-family residence building or structure nonconforming due to use and/or standards which is damaged or destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 per cent of the total market value of the building or structure as determined by the methods set forth in Section 22.56.1510.G.1.a and b.

g. ***Home-Based Occupations.*** Except as provided below, Section 22.22.020 (Home-Based Occupations-Regulations) relating to home-based occupations shall remain applicable.

i. Number of Home-Based Occupations. A maximum of two home-based occupations is permitted per property, where no more than one client visit or one client vehicle per hour per property shall be permitted.

ii. Number of Employees. No more than two persons not residing on the property may be employed, either for pay or as a volunteer, to work on the property as part of a home-based occupation, for a maximum total of two non-resident employees per property.

iii. Notwithstanding the prohibitions in subsection B of Section 22.20.020, the following home-based occupations may be permitted:

-- Photography laboratories, digital, where:

(1) Any non-digital photography or film laboratory activities or materials, other than for occupant's own use, shall be prohibited; and

(2) All processing operations of the home-based occupation activity shall be conducted in an approved indoor space.

-- Picture framing, where:

(1) Only assembly of finished wood or other finished products shall be permitted;

(2) All paints, stains and varnishes shall be used in a properly-ventilated area, and shall cause no odors or toxic chemicals to be detected beyond the property; and

(3) All home-based occupation activity must be conducted in an approved indoor space.

-- Seamstress or tailor, where:

(1) A maximum of four sewing machines shall be permitted for the home-based occupation;

(2) Such sewing machine shall be non-commercial, non-industrial and domestic only; and

(3) All home-based occupation activity shall be conducted in an approved indoor space.

h. ***Bed and Breakfast Establishments.*** If a Conditional Use Permit (Section 22.56.010) application has first been approved, property in Zone R-1 may be used for a bed and breakfast establishment with three or more rooms made available for guests, if the Hearing Officer additionally finds that the facility will not have a disruptive effect on the neighborhood. In addition to the conditions imposed pursuant to Section 22.56.100 (Permit - Additional Conditions Imposed When), the following development standards shall be conditions of each grant, unless otherwise modified by the Hearing Officer:

i. The property shall have an area of not less than 10,000 square feet;

ii. The facility shall be operated and maintained by the owner or lessee of the property, and it shall constitute the primary residence of the owner or lessee;

iii. All guest rooms shall be located within the primary residence;

iv. Stays for any paying guests shall not exceed 14 consecutive days, and shall be not more than 30 days for such guest in any calendar year;

v. Kitchens and other cooking facilities shall be prohibited in any guest room within the establishment;

vi. There shall be one onsite parking space, which may be uncovered, served by all-weather access, for each guest room available for paying guests;

vii. The serving or consumption of food or beverages, including any alcoholic beverages, shall be restricted to residents and guests of the facility. No restaurant or similar activity that is open to the general public, shall be permitted;

viii. Any use of the establishment for commercial special events shall be specifically authorized by a Conditional Use Permit; and

ix. One wall-mounted or freestanding sign shall be permitted, provided that such sign does not exceed four square feet in sign area or eight square feet in total sign area, and does not exceed

a height of 42 inches measured vertically from ground level at the base of the sign.

~~f. Modification Procedure. The standards contained in this section may only be modified if a conditional use permit has first been approved as provided in Part 1 of Chapter 22.56 and while such permit is in full force and effect in conformity with the conditions of such permit.~~

2. **Zone R-2.**

a. ***Height Limits.***

i. Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.

ii. On lots ~~or parcels of land~~ with a size of 20,000 square feet or less, the maximum height of any structure shall be 30 feet.

b. ***Front Yards.*** At least 50 percent of any required front yard shall be landscaped.

c. ***Building Design.***

i. Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features ~~deemed appropriate by the Director~~.

ii. The floor area of any story above the first story shall be at least 20 percent less than the floor area of the first story and the reduced footprint of such story shall be set back from the side and/or rear of the first story's structure, but not from the front of the first story's structure. Attached garages and other attached non-living areas shall be included in computing the floor area of the first story.

d. ***Bed and Breakfast Establishments.*** If a Conditional Use Permit (Section 22.56.010) application has first been approved, property in Zone R-2 may be used for a bed and breakfast establishment pursuant to subsection G.1.h of this Section.

~~d. Modification of Development Standards.~~

~~i. The director may permit modifications to the development standards set forth in subsections D.2.a and D.2.b provided that an applicant demonstrates to the satisfaction of the director all of the following:~~

(A) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships;

(B) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to the other properties within the area governed by the Community Standards District; and

(C) That granting the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this Community Standards District or the Altadena Community Plan.

ii. Application. The procedure for filing a request for modification shall be the same as that for director's review as set forth in Part 12 of Chapter 22.56, except that the applicant shall also submit:

(A) A list, certified to be corrected correct by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property, and as owning property within 500 feet from the exterior boundaries of the subject property;

(B) Two sets of gummed mailing labels for the property owners referenced above with the property owners' names and addresses, and one photocopy of the labels;

(C) A map drawn to a scale of 1" = 100' indicating the location and owners of all such properties; and

(D) A filing fee, as set forth in Section 22.60.100, equal to that required for a Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.

iii. Notice. Not less than 30 calendar days prior to the date an action is taken, the director shall send a notice by certified mail of the pending application to the Altadena Town Council and the property owners on the list provided by the applicant pursuant to subsection d.ii.A, indicating that the town council or any such property owner may oppose the granting of such modification by filing with the director a written protest described in subsection d.iv, within 14 calendar days from the date of the notice.

~~iv. Written protests. Written protests will be accepted only from those persons notified pursuant to subsection d.iii, and shall demonstrate how the application for a modification fails to meet the burden of proof in subsection d.i, and Section 22.56.1690. Those written protests submitted by different co-owners of the same lot or parcel of land shall be deemed one written protest; those written protests submitted by different members of the Altadena Town Council on behalf of the town council shall also be deemed one written protest.~~

~~v. Decision.~~

~~(A) The director shall approve an application for a modification where not more than two written protests are received pursuant to subsection d.iv, where the application complies with Section 22.56.1690, and where the director determines that the application has satisfactorily demonstrated the matters required by subsection d.i. If the director approves the application, the director shall send notice by certified mail to the applicant, the town council, and all of the property owners identified in subsection d.ii.A.~~

~~(B) If three or more written protests are received pursuant to subsection d.iv, or the director determines that the application does not comply with Section 22.56.1690, or the application has not satisfactorily demonstrated the matters required by subsection d.i, the application shall be denied. If the director denies the application for any reason, including the reason that three or more written protests have been received, the director shall send notice of the decision by certified mail to the applicant, the Altadena Town Council, and the property owners identified in subsection d.ii.A. The notice shall indicate that the applicant may file an appeal within 14 calendar days of the date on the notice with a request for a public hearing before the hearing officer.~~

~~vi. Appeal. If the applicant files an appeal, the appeal shall be scheduled for a public hearing before a hearing officer. The applicant shall pay the additional fee for a public hearing set forth in Section 22.60.100 under Site Plan Review, Director's Review for Modification of Development Standards in a Community Standards District. All procedures related to the~~

~~appeal and the public hearing shall be the same as those for a conditional use permit, except as set forth in subsection d.vii.~~

~~vii.Hearing officer decision. The hearing officer shall approve or deny the application pursuant to the principles and standards of Section 22.56.090. The decision of the hearing officer shall become effective on the date of the decision and shall not be subject to further administrative appeal.~~

3. **Zone R-3.**

   a. ***Height Limits.*** Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.

   b. ***Interior Side Yards.***

      i. Any required interior side yard that adjoins a single-family or two-family residentially-zoned lot shall be landscaped, which landscaping shall include shrubbery and/or trees to shield the adjoining property.

      ii. No driveway, walkway, patio slab, or other area constructed of concrete, asphalt, or similar material shall be permitted in any required interior side yard that adjoins a single-family or two-family residentially-zoned ~~parcel~~ lot.

      iii. No uncovered porch, platform, landing, deck, or balcony may project into a required interior side yard that adjoins a single-family or two-family residentially-zoned ~~parcel~~ lot.

   c. ***Rear Yards.*** Rear yards that adjoin a single-family or two-family residentially-zoned ~~parcel~~ lot, shall include a landscaped area with a minimum depth of 10 feet measured from the rear property line. Such landscaped area shall include shrubbery and/or trees to shield the adjoining property. At least one tree, with a minimum size of 15 gallons, shall be provided for every 250 square feet of landscaped area.

   d. ***Building Design.*** Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features ~~deemed appropriate by the Director~~.

   e. ***Structure Height and Setback.*** For structures exceeding 25 feet in height that are located on a lot adjoining a single-family or two-family residentially-zoned ~~parcel~~ lot:

i. The maximum height of the structure at the inside boundary of the interior side yard adjoining the single-family or two-family residentially-zoned ~~parcel~~ lot shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said interior side yard for every two feet in height; and

ii. The maximum height of the structure at the inside boundary of the rear yard adjoining the single-family or two-family residentially-zoned ~~parcel~~ lot shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said rear yard for every foot in height.

f. ***Residentially Zoned Property Outside Unincorporated Territory.*** For purposes of Subsections G.3.b through G.3.e, above, all requirements related to a structure and/or property adjoining a single-family or two-family residentially-zoned ~~parcel~~ lot shall apply to such structure and/or property regardless of whether or not the single-family or two-family residentially-zoned ~~parcel~~ lot is located within incorporated or unincorporated territory.

~~g. Modification of Development Standards. The director may permit modifications to the development standards set forth in subsections D.3.a through D.3.e, pursuant to the provisions set forth in subsection D.2.d.~~

4. **All Commercial Zones.**

a. ***Permitted Uses***.

i. Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. In addition to the standards for outdoor dining (Section 22.28.070), restaurants and other eating establishments, including food take-out, may have outdoor dining where:

(A) Outdoor dining is established as accessory to the restaurant or other eating establishment; and

(B) Automobile parking is provided in accordance with Part 11 of Chapter 22.52 (Vehicle Parking Space), except as modified in subsection G.4.c.i for outdoor dining.

ii. Auto Repair Uses. Where auto repair uses are permitted as a primary or incidental use, the following development standards shall apply:

(A) Any auto repair use shall comply with Section 22.28.190;

(B) There shall be no more than three service bays; and

(C) Any required customer parking area shall not be used to store vehicles for repair.

b. ***Uses Subject to Permit.***

-- Drive-through Facilities. Drive-through facilities shall be permitted, provided a conditional use permit has first been obtained. In addition to the conditions imposed pursuant to Section 22.56.100 (Permit - Additional Conditions Imposed When), the Hearing Officer may modify any of the prescribed development standards, below:

(A) The drive-through facility shall comply with the cleanup plan submitted as part of the application;

(B) The location of the drive-through area, including cashier microphone, speakers and drive-through lane, shall be a minimum 20 feet from the property line of any adjacent residentially zoned lot, and speakers and lighted menus shall be oriented away from such lots;

(C) Hours of operation for the drive-through area shall be no earlier than 6:00 a.m. and no later than 12:00 a.m; and

(D) A buffer, which may include a six-foot solid wall, as depicted on the site plan, shall be provided to reduce noise trespass from the drive-through to any adjacent residentially-zoned lot.

c. ***Development Standards***.

i. Parking. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52 (Vehicle Parking Space), except that the following requirements shall apply:

(A) Retail, or Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. Automobile parking shall comply with Table 22.44.127-G, below, where applicable. Where such retail or restaurant and other eating establishment incudes a drive-through facility, Part 11 of Chapter 22.52 (Vehicle Parking Space) shall supersede this subsection G.4.c.i.(A):

TABLE 22.44.127-G: VEHICLE PARKING FOR RETAIL, OR RESTAURANT OR OTHER EATING ESTABLISHMENT USES					
		Existing Buildings[2]			
Lot Size (net square feet)[1]	New Construction	New Use	Intensification or Expansion of Use, where no increase in building gross floor area occurs	Intensification or Expansion of Use, where increase in building gross floor area occurs	With Outdoor Dining or Sidewalk Dining
<2,500	None[3]	None[3]			
2,500 – < 5,000	30% reduction of that required under Part 11 of Chapter 22.52	No additional parking required[3]	No additional parking required[3]	No additional parking required for increased gross floor area	30% reduction of that required for outdoor dining or sidewalk dining area under Part 11 of Chapter 22.52[4]
≥ 5,000	That required under Part 11 of Chapter 22.52	That required at time the building was constructed	No additional parking required[3]	That required for increased gross floor area, including landscaping, bicycle parking and loading spaces	30% reduction of that required for outdoor dining or sidewalk dining area under Part 11 of Chapter 22.52[4]

[1] Legal nonconforming lots
[2] Constructed prior to September 22, 1970
[3] Except as required for persons with disabilities
[4] One space per three persons based on occupancy load of outdoor dining or sidewalk dining area

(B) Location of Parking Areas. When a site plan has first been approved, off-site or shared parking arrangements may be provided to meet required parking for commercial uses, provided that the following are met. In the event the applicant does not or cannot comply with the following after notice of approval of the Site Plan Review, approval of parking areas shall be revoked, and parking areas shall be provided in accordance with Chapter 22.52 (Vehicle Parking Space).

(1) Such off-site or shared parking facility shall be located within 1,320 feet (1/4 mile) from any entrance of the use to which they are provided;

(2) Such off-site or shared parking facility is located on a lot where parking is permitted;

(3) Such area shall be clearly marked as being made available for parking for the subject use(s); and

(4) The applicant:

(a) Is the owner of the lot where such off-site or shared parking facility is located; or

(b) Has control of such off-site or shared parking facility through leasing or other arrangement for a specified term, and in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces. Such leasing or other arrangement shall contain other guarantees assuring continued availability of the spaces.

ii. Height. Except in the Lake Avenue Mixed-Use 'Center' Area, referenced in Map 22.44.127-C, the maximum height for any commercial structure shall be 35 feet, except that a portion or portions of the building, not to exceed a total 20 percent of the building footprint, may be up to three stories or 45 feet in height in order to provide design flexibility for architectural accent (s) or to accommodate mechanical equipment.

iii. Floor Area Ratio. Except in the C-M zone, M-1 zone and the Lake Avenue Mixed-Use 'Center' Area, referenced in Map 22.44.127-C, the total gross floor area of a lot shall not exceed 1.8 times the total area of such lot.

iv. Signage. Signage shall be provided in accordance with Part 10 of Chapter 22.52 (Signs), except as specified below. The sign regulations contained herein shall not affect existing signs which were legally established according to this Title 22. New signs as of the effective date of this ordinance, including size, shape, colors, lettering, and location, shall conform to the following provisions specified herein.

(A) Size. Maximum height of letters shall be restricted to 18 inches.

(B) Sign Design.

(1) With the exception of company logos, sign colors shall be harmonious with the building color scheme and storefront.

(2) With the exception of company logos, lettering styles shall be harmonious with each storefront in a single building.

(C) Sign Maintenance. All signs in a state of disrepair shall be repaired so as to be consistent with the standards of this section, or removed within 30 days from receipt of notification that a state of disrepair exists.

(D) Wall Business Signs. Wall Business Signs shall comply with 22.52.880 (Wall Business Signs), except where modified below:

(1) The wall business sign shall be mounted flush and affixed securely to a building wall and may project a maximum of 12

inches from the building wall or permanent roofed structure to which they are mounted.

(2) In addition to the standards in Section 22.52.880.C, the wall business sign may not extend above the roofline and may only extend into the right-of-way to the extent of the building face or the highest soffit line of the building.

(3) Each business in a building may be permitted a maximum of one wall-mounted sign. Businesses with more than one frontage or entry may have one sign for each frontage or entry.

(4) Each ground-floor business establishment fronting on or oriented toward one or more public street, highway or parkway shall be permitted as follows:

(a) Where the public right-of-way has a minimum width of 80 feet, a maximum of one square foot of wall sign area for each linear foot of building frontage.

(b) Where the public right-of-way has a width of less than 80 feet, a maximum of one-half square foot of wall sign area for each linear foot of building frontage.

(5) Where a ground floor business establishment fronts a parking lot hidden from the street, alley, open mall, landscaped open space, or other public way, the exterior building wall facing such parking lot, alley, open mall, landscaped open space, or other public way shall be considered a building frontage for purposes of computing the sign's permitted sign area.

(E) Freestanding Signs. Except as provided below, Section 22.52.890 (Roof and Freestanding Signs) relating to freestanding signs shall remain applicable. On lots with 100 feet or more of street frontage, freestanding business signs with a solid base that rests directly on the ground may be permitted, provided:

(1) Said sign shall not exceed five feet in height as measured vertically from ground level to the top of the sign; and

(2) Said sign shall not exceed 40 square feet of sign area.

(F) Projecting Signs. One projecting business sign shall be permitted per building frontage for the same business. The area of the projecting sign faces shall be subtracted from the total allowable signage area.

(G) Window Signs.

(1) Window signs shall be displayed only on the interior of windows or door windows of ground-floor or second-floor businesses.

(2) Maximum area shall not exceed 25 percent per transparent glass area of the window (total window area visible from the exterior of the building).

(H) Awning Signs. Awning signs, which are considered the same as a projecting sign for purposes of regulation, shall comply with the following:

(1) The maximum area of awning signs, which are allowed in addition to business wall signage, shall not exceed 20 percent of the exterior surface of each awning for the ground floor and the second floor level.

(2) Awning signs shall not be permitted above the second floor level.

(3) Maximum letter height for awning signs shall not exceed 10 inches.

(I) Building Tenant Information/Identification Signs.

(1) Multitenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance.

(2) Each tenant is allowed a maximum of two square feet of signage per directory, in addition to wall signage.

(3) New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each.

(4) All existing built-in signs (permanent signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Marquees and canopies shall not be considered to be built-in signs.

(5) Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building and in good repair are exempt from these sign provisions.

(6) The height and placement of signs shall be similar for each business or storefront.

(J) Prohibited Signs:

(1) Flashing, animated or audible signs, except marquee signs which display time and temperature;

(2) Signs which rotate, move, or simulate motion;

(3) Signs with exposed bracing, guy wires, conduits, or similar devices;

(4) Roof signs (any sign erected and maintained upon or over the roof of any building);

(5) Outdoor advertising signs (billboards); and

(6) Box signs.

v. Design Standards. Proposed improvements, renovations of existing buildings, and changes to buildings shall conform to the following design standards.

(A) Materials, Colors, and Equipment.

(1) Any building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades.

(2) Neon Colors. The use of neon colors shall be limited to architectural accent features and not exceed 20 percent of a building frontage surface.

(3) Concrete Masonry Unit (CMU) walls shall be constructed in such a manner as to not permit the CMU blocks to be visible to pedestrians.

(B) Awnings. Awnings shall be architecturally compatible with the related buildings in regards to color and style.

(C) Mechanical Equipment

(1) Individual air conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.

(2) Storefront air conditioning units shall be neutral in appearance and not project outward from the facade. The housing color of the air conditioning unit shall be compatible with the colors of the storefront.

(3) Mechanical equipment located on roofs shall be screened by parapet walls or architectural features so that the equipment will not be visible from normal public view up to 300 feet away.

(D) Security.

(1) Chain-link, barbed and concertina wire fences are prohibited.

(2) All security bars or grilles shall be installed on the inside of the building.

(3) Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited.

(4) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours), or grilles which can be concealed in the architectural elements of the building.

vi. Buffers. When a parking lot or commercial structure is adjacent to a residentially-zoned side yard or rear yard, the following development standards shall apply:

(A) Landscaping. A five foot landscaped buffer shall be provided.

(B) Encroachment Plane. A 45 degree encroachment plane shall be required for new construction. The encroachment plane shall extend from a six foot height at the edge of the required landscaped buffer pursuant to subsection G.4.c.vi.(A) adjacent to the residentially zoned side yard or rear yard. Excluding landscaping, no portion of a structure shall extend beyond the encroachment plane.

(C) Lighting. Fully shielded fixtures shall be used for exterior lighting so as to prevent light trespass to adjacent residential uses. Perimeter luminaries shall be located at least five feet from the adjacent residential property line.

vii. Pedestrian Character.

(A) Commercial Corridor. A commercial corridor shall mean a street which has a commercial focus, and which is identified below as having a special pedestrian potential near commercial zones. Designated Commercial Corridors for the purposes of this section are Lake Avenue, Fair Oaks Avenue, Lincoln Avenue, North Allen Drive and New York Drive near the intersection of North Allen Drive and New York Drive, Mariposa Street between

El Molino Avenue and Lake Avenue, and East Washington Boulevard.

(B) Pedestrian Entrance. Where a lot abuts a Commercial Corridor as identified in section G.4.c.vii.(A), a pedestrian accessible entrance to the commercial structure shall be provided at or within 10 feet of the property line along, at sidewalk level, facing, and directly accessible to the Commercial Corridor. The entrance shall be oriented towards the Commercial Corridor, directly accessible to pedestrians off the street, and angled no more than 45 degrees askew of the property line delineating the edge of the Commercial Corridor, as measured along the base of the entrance.

(C) Visual Interaction. To encourage pedestrian activity and improve the quality of visual interaction offered to pedestrians, the following standards apply:

(1) At least 55 percent of the total length and 40 percent of the total area of the façade of the building at ground floor shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Entrances, mirrored or highly reflective materials, densely tinted glass, displays or materials offering no view of the interior, or false windows shall not meet the requirements of this section.

(2) Transparent or lightly tinted material, such as glass, shall be used at or near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum of 20 percent of the building façade.

(3) All entrances or windows provided for the purposes of meeting the requirements of this subsection G.4.c.vii.(C) shall be located at sidewalk level, here defined as being no more than three feet above or below the sidewalk, as measured vertically from the midpoint of the base of the entrance or window. Where a window exceeds 20 feet in length, the measurement shall be taken at increments of 20 feet. Where a window base is located lower than three feet from the sidewalk, only the width or area of that portion within three feet of the sidewalk shall be counted towards the requirements of this section.

(D) Pedestrian Flow. Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.

(E) Building Façade. A minimum of 50 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.

(F) Roof Design. New buildings or additions resulting in 100 feet or more of frontage shall incorporate varying roof designs and types.

(G) Paving Materials. Pedestrian exclusive circulation areas within the boundaries of the private property shall be improved with permeable paving materials, such as brick, paver tile, or pervious concrete.

(H) Architectural Elements. Buildings shall incorporate at least three of the following architectural elements or desirable uses. Where a building frontage exceeds 50 feet in length, an additional instance of the following architectural elements shall be used for each segment of 20 feet of frontage and distributed throughout the width of the building facade.

(1) Arcading, or arched passageways;

(2) Arches;

(3) Awnings;

(4) Balconies;

(5) Bay windows;

(6) Benches or seating for pedestrians;

(7) Colonnades;

(8) Courtyards, accessible to pedestrians;

(9) Decorative exterior stairs;

(10) Decorative iron fences;

(11) Decorative iron grilles;

(12) Forecourt, accessible to pedestrians;

(13) Outdoor dining;

(14) Plazas, accessible to the public;

(15) Raised planters;

(16) Recessed upper floor loggias or pergolas;

(17) Tile or masonry water fountains.

(I) Building Setback. Buildings shall be set back a minimum two feet from the property line adjoining a commercial corridor. The two-foot setback area shall be designed as an extension to any abutting sidewalk, if existing, and hardscaped or landscaped with plants, seating, or other architectural features.

(J) Parking Access. Not more than 20 feet of the commercial frontage shall be devoted to parking access, such as driveways. Where additional driveway width is required for fire access or other legal requirements, no more than the minimum specified shall be provided.

(K) Parking Areas. Except fully subterranean structures or roof parking, completely screened from view from the street, all parking shall be provided in the rear of the commercial structure, and completely screened from view from the street. Screening materials may include walls and/or landscaping.

(L) Landscape Plan. New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/irrigation plan. Said plan shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area.

(M) Trash Enclosure. The required trash bin shall be enclosed by a minimum five-foot to a maximum six-foot high decorative wall, have solid doors, and be located in the rear of the lot.

viii. Vacant lots. Vacant lots shall be maintained free of debris, overgrown weeds, or junk or garbage.

5. **Zone C-2**. In addition to the uses and requirements under subsection G.4 of this Section and enumerated in Part 4 of Chapter 22.28 (C-2 Zone), the following uses are permitted as follows:

a. ***Permitted uses.***

Sales.

-- Multitenant commercial, when more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls.

b. ***Conditional Use Permit.*** A Conditional Use Permit (Part 1 of Chapter 22.56) is required to establish, operate, and maintain the following:

Services.

-- Air pollution sampling stations;

-- Automobile service stations, including incidental repair, washing and rental of utility trailers;

-- Electric distributing substations;

-- Microwave stations.

6. **Zone C-3**. In addition to the uses and requirements under subsection G.4.a of this Section and enumerated in Part 5 of Chapter 22.28 (C-3 Zone), a Conditional Use Permit (Part 1 of Chapter 22.56) is required to establish, operate, and maintain the following:

a. ***Sales***.

-- Auction houses;

-- Automobile sales, new or used;

-- Boat and other marine sales;

-- Ice sales;

-- Mobilehome sales;

-- Model home display centers and sales offices;

-- Pawnshops;

-- Recreational vehicle sales;

-- Secondhand stores;

-- Stamp redemption centers;

-- Trailer sales, box and utility.

b. ***Services***.

-- Air pollution sampling stations;

-- Automobile battery services, provided all repair activities are conducted within an enclosed building only;

-- Automobile brake-repair shops, provided all repair activities are conducted within an enclosed building only;

-- Automobile muffler shops, provided all repair activities are conducted within an enclosed building only;

-- Automobile radiator shops, provided all repair activities are conducted within an enclosed building only;

-- Automobile repair garages within an enclosed building only, and excluding body and fender work, painting and upholstering;

-- Automobile service stations;

-- Bakery goods distributors;

-- Boat rentals;

-- Carwashes, automatic, coin-operated, and hand wash;

-- Comfort stations;

-- Electric distribution substations, including microwave facilities;

-- Furniture transfer and storage;

-- Gas metering and control stations, public utility;

-- Homes for children, foster family;

-- Lodge halls;

-- Microwave stations;

-- Mortuaries;

-- Motion picture studios;

-- Motorcycle, motor scooter, and trail bike rentals;

-- Parcel delivery terminals;

-- Radio and television broadcasting studios;

-- Recording studios;

-- Recreational vehicle rentals;

-- Revival meetings, tent, temporary;

-- Taxidermists;

-- Trailer rentals, box and utility;

-- Truck rentals, excluding trucks exceeding two tons capacity;

-- Wedding chapels.

c. ***Recreation and Amusements***.

-- Amusement rides and devices;

-- Athletic fields;

-- Carnivals;

-- Commercial recreation clubs;

-- Golf courses;

-- Swimming pools.

d. ***Accessory Uses***.

-- Auto body and fender repair, painting, and upholstering;

-- Storage of building materials, except during on-site construction;

-- Manufacturing.

7. **Zone C-M**.

a. ***Conditional Use Permit***. In addition to the requirements under subsection G.4 of this Section, in addition to the uses enumerated in Part 6 of Chapter 22.28 (C-M Zone), a Conditional Use Permit (Part 1 of Chapter 22.56) is required to establish, operate, and maintain the following:

i. Sales.

-- Automobile sales, sale of new and used motor vehicles;

-- Boat and other marine sales;

-- Mobilehome sales;

-- Recreational vehicle sales;

-- Trailer sales, box and utility.

ii. Services.

-- Car washes, automatic, coin-operated, and hand wash;

-- Revival meetings, tent, temporary;

-- Tire retreading or recapping.

iii. Accessory Uses.

-- Storage of building materials, except during on-site construction.

b. ***Floor Area Ratio***. The total gross floor area ratio of a lot shall not exceed 1.0 times the total net of such lot.

8. **Zone M-1.**

a. ***Floor Area Ratio***. The total gross floor area ratio of a lot shall not exceed than 1.0 times the total area of such lot.

~~E~~H. Area Specific Development Standards

1. **Lake Avenue Mixed-Use 'Center' Area.**

a. ***~~Intent and~~ Purpose.*** The Lake Avenue Center Mixed-Use 'Center' Area ~~area~~-specific development standards are established to provide a means of implementing the Altadena Community Plan. The standards

are necessary to ensure that the goals and policies of the Community Plan are accomplished in a manner which protects the health, safety, and welfare of the community, thereby strengthening the physical and economic character of the Lake Avenue commercial district of Altadena.

b. ***Description of Area.*** The boundaries of the Lake Avenue Mixed-Use 'Center' A~~a~~rea are shown on ~~the map following this section~~ Map 22.44.127-C: Lake Avenue Mixed-Use 'Center' Area at the end of this Section.

c. ***~~Lake Avenue~~ Area-wide ~~Specific~~ Development Standards.***

i. Height Limits. The maximum height permitted in the area for a commercially zoned lot is 35 feet.

ii. Floor Area Ratio. The total gross floor area ratio of a commercially zoned lot shall not exceed 2.7 times the total area of such lot.

I. Modification of Development Standards

1. **Modification Procedure for Subsection F.3 (Significant Ridgeline Protection).** Any modification to the standards set forth in subsection F.3, shall require a Conditional Use Permit (Part 1 of Chapter 22.56). In approving such Conditional Use Permit application, the Hearing Officer shall make the following findings in addition to those required by Section 22.56.090 (Application – Grant or denial – Findings and decision at public hearing):

a. Alternative sites within the project site have been considered and rejected due to the presence of documented hazards or the potential for greater damage to biota, as determined by a biologist; and

b. The overall development is designed to comply with the development standards provided in subsection F.2.c (Hillside Management Development Standards).

2. **Modification of Development Standards for Residential Zones.**

a. ***Applicability*.** The development standards set forth as listed below, may be modified through a Community Standards District Modification, subject to the provisions herein:

i. Yard Requirements (subsection G.1.a);

ii. Height Limits (subsections G.1.b and G.2.a);

iii. Fences, Walls and Landscaping (subsection G.1.c);

iv. Gross Structural Area and Lot Coverage (subsection G.1.d);

v. Front Yards (subsection G.2.b);

vi. Building Design (subsections G.2.c and G.3.d);

vii. Interior Side Yards (subsection G.3.b);

viii. Rear Yards (subsection G.3.c); and

ix. Structure Height and Setback (subsection G.3.e).

b. ***Application***.

i. Application Materials. In addition to the information listed under Section 22.56.1680, the applicant shall submit:

(A) An applicant's statement setting forth that:

(1) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(2) There are topographic features, subdivision plans or other exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(3) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

(B) For a request to modify the fences, walls, and landscaping standards under subsection G.1.c, the applicant shall submit the following additional information:

(1) A site plan depicting:

(a) Location and height of the modified fence, wall, hedge or landscaping,

(b) Location and width of driveway(s) on the subject property and adjacent property on the same side of the street, and

(c) Driveway zone(s) on the subject property and if applicable, where located on adjacent property on the same side of the street;

(2) An elevation of the subject property and adjacent properties on the same side of the street, including the modified fence, wall, hedge or landscaping; and

(3) Supporting information such as a line of sight study, demonstrating line of sight for vehicular traffic, including such

factors as topographical conditions, and curvature and posted speed of the road.

ii. Fee. As set forth on the Filing Fee Schedule, the applicant shall submit a filing fee equal to that required for:

(A) A Site Plan Review for Modification of Development Standards in a Community Standards District; and

(B) For modifications to development standards related to fences and walls, a fee in the amount specified in Title 12, Section 12.04.020.A.3.a.(3) of this code to be applied to the Department of Public Works, when the Department determines that a Community Standards District Modification is to be referred to the Department of Public Works for review.

c. ***Additional Development Standards for Modification.*** Except where modified, the project shall demonstrate compliance with all other applicable development standards. The following additional development standards shall apply with a Community Standards District Modification request:

i. For any request related to height, the maximum height shall not exceed 35 feet.

ii. For any request related to fences, walls and landscaping, any modified fence, wall, hedges or landscaping shall maintain adequate line of sight for vehicular traffic, including such factors as topographical conditions, and curvature and posted speed of the road.

d. ***Procedure***. A Community Standards District Modification shall be processed the same as for a Minor Conditional Use Permit (Part 1 of Chapter 22.56), except as follows:

i. ***Findings for Approval*.** The Hearing Officer shall approve or deny the request based on the following findings:

(A) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(B) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(C) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

ii. ***Additional Conditions***. In approving a request, the Hearing Officer may direct changes to be made or condition the project in order to meet the required findings.

3. **Modification of Development Standards for Commercial Zones.**

a. ***Applicability*.** The development standards set forth as listed below, may be modified through a Community Standards District Modification, subject to the provisions herein:

i. Height (subsection G.4.c.ii);

ii. Floor Area Ratio (subsections G.4.c.iii, G.7.b, and G.8.a);

iii. Signage related to area and number of signs (subsection G.4.c.iv);

iv. Design Standards (subsection G.4.c.v);

v. Buffers (subsection G.4.c.vi); and

vi. Pedestrian Character (subsection G.4.c.vii).

b. ***Application***.

i. Application Materials. In addition to the information listed under Section 22.56.1680, the applicant shall submit:

(A) An applicant's statement setting forth that:

(1) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(2) There are topographic features, subdivision plans or other exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(3) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

(B) For a request to modify Subsection G.4.c.vii.(B) (Pedestrian Entrance), in addition to the required materials in subsection (A) above:

(1) A site plan of the proposed alternative design, detailing the required elements of subsection I.3.c., including the proposed location of required public space identification signage;

(2) A lighting plan;

(3) A landscaping plan;

(4) A maintenance plan; and

(5) An applicant's statement describing the proposed alternative design and setting forth how the proposed privately owned public space would benefit or enhance the pedestrian character or the use of the site by pedestrians.

ii. Fee. As set forth on the Filing Fee Schedule, the applicant shall submit a filing fee equal to that required for:

(A) Modification of Development Standards in a Community Standards District; and

(B) A fee in the amount specified in Title 12, Section 12.04.020.A.3.a.(3) of this code to be applied to the Department of Public Works, when the Department determines that a Community Standards District Modification is to be referred to the Department of Public Works for review.

c. ***Additional Development Standards for Modification.*** Where a CSD Modification is requested to modify the standards for a required pedestrian entrance (G.4.c.vii.(B)), the following standards shall apply:

i. At least 75 percent of the total length and 60 percent of the total area of the façade of the building at ground floor fronting the commercial corridor, shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Entrances, mirrored or highly reflective materials, densely tinted glass, displays or materials offering no view of the interior, or false windows shall not meet the requirements of this section.

ii. A minimum of 10 square feet of privately owned public space shall be provided for every foot of building frontage facing a Commercial Corridor. The public space shall be provided on site, along and directly accessible to the Commercial Corridor. No portion of the public space may be less than 10 feet in depth, or 25 percent of the length of the building facade as measured along the Commercial Corridor. The proposed public space shall contain at least one of the following, in addition to those required architectural elements pursuant to subsection G.4.c.vii.(H);

(A) Any type of courtyard, plaza, or public circulating area which incorporates benches and pedestrian seating,

landscaping or hardscaping, including water features, and shade trees;

(B) A privately maintained garden, accessible to the public, which incorporates benches or pedestrian seating and landscaping or hardscaping, including water features, and shade trees;

(C) Covered walkways, separate or as an extension of the sidewalk, covered by vegetation over trellis or other design, that would provide shade for pedestrians and include benches and public seating, landscaping or hardscaping and shade trees;

(D) Any type of privately maintained, landscaped open space, including a micro-park, green space, or other urban open area that includes shade trees, and benches or public seating; or

(E) Any type of privately maintained, landscaped animal friendly space, including a micro-park, dog run, green space, or other urban open area that includes on-site pet waste stations, shade trees, and benches or public seating.

iii. Signage shall be provided on site to identify the privately owned public space as available for public use. Signage shall be at least three square feet in size, and include the following language at a minimum, subject to approval: *"Open to the Public."* Signage provided to meet the requirements of this section shall not be subtracted from the allowed signage area for the lot.

d. ***Procedure***. A Community Standards District Modification shall be processed the same as for a Minor Conditional Use Permit (Part 1 of Chapter 22.56), except as follows:

i. ***Findings for Approval*.** The Hearing Officer shall approve or deny the application pursuant to the following findings:

(A) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(B) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; ~~and~~

(C) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.; and

(D) For any request to modify Subsection XX (Pedestrian Entrance), that the proposed alternative meets the additional development standards in subsection (I.3.c) and is designed in such a manner as to enhance the pedestrian character or the use of the site by pedestrians.

ii. ***Additional Conditions***. In approving an application, the Hearing Officer may direct changes to be made or condition the project in order to meet the required findings.

4. **Modification of Development Standards in Lake Avenue Mixed-Use 'Center' Area.**

a. ***Applicability*.** The development standards set forth as listed below, may be modified through a Community Standards District Modification, subject to the provisions herein:

i. Height Limits (subsection H.1.c.i); and

ii. Floor Area Ratio (subsection H.1.c.ii).

b. ***Application.***

i. Application Materials. In addition to the information listed under Section 22.56.1680, the applicant shall submit:

(A) An applicant's statement setting forth that:

(1) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(2) There are topographic features, subdivision plans or other exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(3) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

ii. Fee. As set forth on the Filing Fee Schedule, the applicant shall submit a filing fee equal to that required for:

(A) A Site Plan Review for Modification of Development Standards in a Community Standards District; and

(B) A fee in the amount specified in Title 12, Section 12.04.020.A.3.a.(3) of this code to be applied to the Department of Public Works, when the Department determines that a Community Standards District Modification is to be referred to the Department of Public Works for review.

c. ***Additional Development Standards for Modification.***

(Reserved)

d. ***Procedure***. A Community Standards District Modification shall be processed the same as for a Minor Conditional Use Permit (Part 1 of Chapter 22.56), except as follows:

i. ***Findings for Approval*.** The Hearing Officer shall approve or deny the application pursuant to the following findings:

(A) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(B) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(C) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

ii. ***Additional Conditions***. In approving an application, the Hearing Officer may direct changes to be made or condition the project in order to meet the required findings.

~~*ii. Signs.* The sign regulations prescribed herein shall not affect existing signs which were established legally according to this Title 22. New signs or proposed changes to existing signs, including size, shape, colors, lettering and location shall conform to the following provisions, specified herein.~~

~~(A) Wall Signs.~~

~~(1) Shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of nine inches;~~

(2) Each business in a building shall be permitted a maximum of one wall-mounted sign. Businesses with more than one street frontage may have one sign per frontage. Each business in a building having more than 40 feet of primary street frontage shall be permitted one additional wall sign for each additional 30 feet of frontage.

(B) Freestanding Signs.

(1) Signs having a solid base which rests directly on the ground may be permitted on any lot for each street frontage having a continuous distance of 100 feet or more.

(2) Said signs shall not exceed five feet in height measured vertically from ground level at the base of the sign or 40 square feet in area per sign face.

(3) Said signs shall not be located in nor extend above any public right-of-way or public sidewalk area.

(C) Awning Signs.

(1) The maximum area of awning signs, which are allowed in addition to wall signage, shall not exceed 20 percent of the exterior surface of each awning for the ground floor and 10 percent for the second floor level. Maximum letter height shall not exceed 10 inches.

(2) Awning signs are not permitted above the second floor.

(D) Prohibited signs are:

(1) Roof signs; and

(2) Outdoor advertising signs (billboards).

(E) Sign Size.

(1) In Zones C-2 and C-3, the total sign area permitted shall correspond to building frontage. A business tenant is allowed one square foot of sign area for every linear foot of building frontage on a street having a right-of-way of at least 80 feet in width. On a street having a right-of-way of less than 80 feet in width, a business tenant is allowed 0.5 square foot of sign area for every linear foot of frontage. Width of signs shall be limited to a maximum fifty percent of the building frontage.

(2) Maximum height of letters shall be restricted to 18 inches.

(F) Sign design shall be subject to review and approval by the planning director to insure that:

(1) Sign colors shall coordinate with the building color scheme and storefront and be limited to any three colors.

(2) In multitenant buildings, signage colors used by individual shops shall be complementary with each other.

(3) Lettering styles shall be complementary to each storefront in a single building.

(4) In multitenant buildings, the height and placement of signs shall be similar for each business or storefront.

(5) Multicolored logos may be used if the logo represents 25 percent or less of the total sign area.

iii. *Design Standards.*

(A) Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standard.

(B) Materials, Colors and Equipment.

(1) Any building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades.

(2) Light earth tones and muted pastel colors are required as the primary or base building color while contrasting, more colorful paints may be used as trim colors for cornices, graphics, and window and door frames.

(C) Awnings. Awnings shall be architecturally compatible with the related buildings, regarding color and style.

(D) Mechanical Equipment.

(1) Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.

(2) Storefront air-conditioning units shall be neutral in appearance and not project outward from the facade. The housing color must be compatible with the colors of the storefront.

(3) Mechanical equipment located on roofs shall be screened by parapet walls or architectural features so that the equipment will not be visible from normal public view at a maximum of 300 feet away.

(E) Security.

(1) Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted.

(2) All security bars or grilles shall be installed on the inside of the building.

(3) Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited.

(4) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours) or grilles which can be concealed in the architectural elements of the building.

d. ***Lake Avenue Area Zone-Specific Development Standards.*** Proposed improvements, renovations and changes pertaining to the following development standards shall comply with the provisions of the applicable development standard. The provisions of subsections E1diii through E1dviii apply in all commercial zones.

i. Zone C-2 (Neighborhood Business Zone).

(A) In addition to the uses enumerated in Section 22.28.160, a conditional use permit is required to establish, operate, and maintain the following:

(1) Sales.

— Multiple-Tenant Commercial. When more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls;

(2) Services.

— Automobile service stations, including incidental repair, washing and rental of utility trailers,

— Electric distributing substations,

— Microwave stations.

ii. Zone C-3 (Unlimited Commercial Zone).

(A) In addition to the uses enumerated in Section 22.28.210, a conditional use permit is required to establish, operate, and maintain the following:

(1) Sales.

— Mobilehome sales,

— Pawnshop,

— Trailer sales, box and utility;

(2) Services.

— Automobile battery services, provided all repair activities are conducted within an enclosed building only,

— Automobile brake-repair shops, provided all repair activities are conducted within an enclosed building only,

— Automobile muffler shops, provided all repair activities are conducted within an enclosed building only,

— Automobile radiator shops, provided all repair activities are conducted within an enclosed building only,

— Automobile repair garages within an enclosed building only, and excluding body and fender work, painting and upholstering,

— Automobile service stations,

— Bakery goods distributors,

— Carwashes, automatic, coin-operated, and hand wash,

— Electric distribution substations, including microwave facilities,

— Microwave stations,

— Motion picture studios,

— Parcel delivery terminals,

— Radio and television broadcasting studios,

— Recording studios.

iii. Floor Area. The total gross floor area in all buildings on any one lot shall not exceed 2.7 times the total net area of such parcel of land.

iv. Buffers. Whenever a parking lot or a commercial structure is developed adjacent to a residential zone or residential use, a five-foot landscaped buffer shall be provided and a 45-degree daylight plane shall be incorporated.

v. Parking Areas. With the exception of fully subterranean structures, all parking shall be provided in the rear of the commercial structure, and completely screened from view from Lake Avenue. Screening materials may include walls and/or landscaping.

~~*vi. Landscape Plan.* New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/irrigation plan as part of the director's review process. Said plan shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area.~~

~~*vii. Trash Enclosure.* The required trash bin shall be enclosed by a minimum five-foot to a maximum six-foot high decorative wall and must have solid doors.~~

~~*viii. Pedestrian Character.*~~

~~(A) To encourage the continuity of retail sales and services, at least 50 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.~~

~~(B) Clear or lightly tinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum 20 percent of the building facade.~~

~~(C) Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.~~

~~(D) Not more than 20 feet of the commercial frontage shall be devoted to parking access, and no customer drive-through facilities shall be permitted.~~

~~(E) A minimum of 50 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.~~

~~(F) Roof Design. New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.~~

~~(G) Paving Material. Pedestrian circulation areas and driveway entrances within the boundaries of the private property shall be developed with paving materials such as brick or paver tile.~~

~~(H) Wall Finish. In order to preserve and enhance a Mediterranean environment on Lake Avenue, building walls shall be constructed~~

primarily of stucco, brick, or other materials as approved by the director.

(l) Architectural Elements. Buildings must incorporate at least five of the following architectural elements and desirable uses:

— Arcading,

— Arches,

— Awnings,

— Balconies,

— Bay windows,

— Colonnades,

— Courtyards,

— Decorative exterior stairs,

— Decorative iron fences,

— Decorative iron grilles,

— Outdoor dining,

— Plazas,

— Recessed upper floor loggias or pergolas,

— Tile or masonry fountains.

e. ***Historical Preservation.*** The design standards and zone-specific development standards listed above do not apply to the following structures which may be of historic or architectural significance. Any expansion, addition, alteration or demolition of these buildings must be reviewed by the county of Los Angeles historical landmarks and records commission and the Altadena Heritage prior to issuance of the planning director's review.

i. 1849-1879 Lake Avenue: Saint Elizabeth's Catholic Church. Map Book 5848, page 1, Parcels 8, 10, 11 and 15. Map 1 Altadena, all of Lot 30;

ii. 2184 Lake Avenue: Eliot School. Map 5845, page 9, Lots 1—14 of Lake Avenue Heights, and Lot 900, a portion of Grogan Tract;

iii. 2245 Lake Avenue: Pacific Electric Railway Substation No. 8. Map Book 5845, page 21, Parcel 35. Map 1 Altadena, portions of Lot 8 and Lot 9;

iv. 2366 Lake Avenue: Altadena Library. Map Book 5845, page 5, Parcel 32. Tract No. 7832, Lots 66, 67, 68 and 69

v. 2455 Lake Avenue, 835—875 Mariposa Street and 2520 and 2526 El Molino Avenue: Woodbury Building. Map Book 5845, page 17, Parcels 10 and 14. Map 1 Altadena, portions of Lots 3 and 4.

f. Minor Variations. Under exceptional circumstances, the planning director may permit minor variations from the standards specified in subsections E1ciii(B) through E1ciii(D) and E1dviii(A) through E1dviii(I) of this section. Such variations are subject to the finding of the planning director that:

i. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the community plan; and

ii. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the Altadena area; and

iii. Permitting a variation will not be materially detrimental to property or improvements in the area; and

iv. That no more than two unrelated property owners have expressed any opposition to the minor variation; and

v. Permitting a variation will be consistent with the goals of the community plan.

vi. The procedure for filing a minor variation will be the same as that for the planning director's review, except that the applicant shall also submit:

(A) A list, certified to be correct by affidavit or by a statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land to be occupied by the use;

(B) Two sets of mailing labels for the above stated owners within a distance of 500 feet of the parcel of land to be occupied by the use;

(C) A map drawn to a scale specified by the director indicating where all such ownerships are located;

(D) A filing fee equal to that required for site plan review for commercial/industrial projects over 20,000 square feet in size.

vii. Not less than twenty days prior to the date an action is taken, the director shall send notice to the owners of record within a distance of 500 feet of the subject property using the mailing labels supplied by the applicant. Any interested person dissatisfied with the action of the planning director may file an appeal from such action. Such appeal shall be filed with the hearing officer within 10 days following notification.

2. **West Altadena Area.**

1. ***Intent and Purpose.*** The West Altadena Area is established to provide a means of assisting in the implementation of the redevelopment plan for the West Altadena Community Redevelopment Project as adopted by the board of supervisors on August 12, 1986. The redevelopment plan contains a redevelopment plan map which delineates the permitted land uses in the area. The requirements of the West Altadena area-specific development standards are necessary to ensure that the goals and policies of the redevelopment plan are accomplished in a manner which protects the health, safety and welfare of the community, especially the surrounding residential neighborhood. This subsection is consistent with the Altadena Community Plan and is also adopted pursuant to Section 700 of the West Altadena Community Redevelopment Plan.

b. ***Description of Area.*** The West Altadena Area is coterminous with the boundaries of the West Altadena Community Redevelopment Plan. The area extends as follows from the intersection of Woodbury Road and Lincoln Avenue:

Northerly on Lincoln Avenue 1,700 feet;

Southerly on Lincoln Avenue 400 feet;

Westerly on Woodbury Road 3,000 feet; and

Easterly on Woodbury Road 400 feet.

The map of the District follows this section. Except as otherwise specifically provided for in this subsection E2, the provisions of this Title 22 shall apply.

c. ***West Altadena Area Specific Development Standards.***

i. *Yards.* For properties in Zones C-3 and C-M, as modified hereinafter:

(A) Front yards shall be established along all property lines abutting highways as shown on the County Highway Plan.

(B) Parcels abutting two highways shall have front yards along both highways.

(C) The front yard shall be at least 10 feet in depth.

For properties in residential Zones, yards shall be provided in accordance with this Title 22.

ii. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52.

iii. *Signs.*

(A) Except as modified in this section, all signs shall conform to Part 10 of Chapter 22.52, including the enforcement provisions.

(B) The sign regulations prescribed in this section shall not affect existing signs which were established according to this title .

(C) All signs in a state of disrepair shall be repaired so as to be consistent with the standards of this section, or removed within 30 days from receipt of notification that a state of disrepair exists.

(D) Wall Signs.

(1) Shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches;

(2) May not extend above the roofline and may only extend sideways to the extent of the building face or the highest soffit line of the building;

(3) Each business in a building shall be permitted a maximum of one wall-mounted sign (or two signs if the business is on a corner).

(E) Window Signs.

(1) Shall be displayed only on the interior of windows or door windows;

(2) Maximum area shall not exceed 25 percent per glass area (total window or door area visible from the exterior of the building).

(F) Freestanding Signs (Not Attached to Building).

(1) Shall be permitted on any lot or parcel of land for each street frontage having a continuous distance of 100 feet or more. The sign shall be located on the same parcel of land as the business it is advertising;

(2) Shall not exceed 20 feet in height, except as may be expressly approved as a minor variation in Section 22.44.127 E2cv;

(3) Shall not exceed 80 square feet in area per sign face;

(4) Shall not be located in nor extend above any public right-of-way or public sidewalk area;

(5) Pole signs shall not be allowed;

(6) Monument signs, not mounted on poles, are allowed subject to the regulations set out in this paragraph (F).

(G) Awning Signs.

(1) Awning signs are those which are painted, sewn or stained onto the exterior surface of an awning or canopy.

(2) The maximum area of awning signs, which are allowed in addition to wall signage, shall not exceed 30 percent of the exterior surface of each awning for the ground floor and 20 percent for the second floor level.

(H) Building Tenant Information/Identification Signs.

(1) Multitenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance.

(2) Each tenant is allowed a maximum of two square feet of signage per directory, in addition to wall signage.

(3) New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each.

(4) All existing built-in signs (permanent, maintenance-free signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Marquees and canopies shall not be considered to be built-in signs.

(5) Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building in good repair are exempt from these sign provisions.

(I) Prohibited signs are as follows:

(1) Flashing, animated, or audible signs;

(2) Signs which rotate, move, or simulate motion;

(3) Signs which extend from the building face more than 12 inches;

(4) Signs with exposed bracing, guy wires, conduits, or similar devices;

(5) Roof signs (any sign erected and maintained upon or over the roof of any building);

(6) Outdoor advertising signs (billboards);

(7) Painted signs on the building surface;

(8) Banner signs of cloth or fabric;

(9) Portable signs;

(10)Pole signs;

(11) Any strings of pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons, and similar attention-getting devices, including noise-emitting devices, with the exception of the following:

(a) National, state, local governmental, institutional, or corporate flags, properly displayed,

(b) Holiday decorations, in season, used for an aggregate period of 60 days in any one calendar year.

(J) Size.

(1) In Zones C-3 and C-M, total allowable signage area shall correspond to building frontage. A business tenant is allowed 2.0 square feet of signage area for every linear foot of frontage on a street having right-of-way of at least 80 feet in width.

(2) Maximum height of letters shall be restricted to 18 inches. Maximum height of letters on canvas awnings shall be limited to 10 inches. Greater letter sizes shall require the written approval of the executive director of the community development commission and the department of regional planning.

(K) Such design shall be subject to review and approval by the executive director of the community development commission and the department of regional planning.

(1) Signage colors shall compliment building colors and materials and be limited to three colors.

(2) In multitenant buildings, signage colors used by individual shops shall be complementary with each other.

(3) Lettering styles shall be complementary for each storefront in a single building.

(4) In multitenant buildings, the height and placement of signs shall be consistent for each business or storefront.

iv. *Design Standards.*

(A) All new improvements or improvements to existing structures made in one year which exceed 25 percent of the current market value or assessed valuation of the building or structure are subject to design review by the executive director of the community development commission and the department of regional planning.

(B) Uses, buildings and/or structures shall be designed so as to be in harmony with nearby properties with special attention being given to the protection of residential properties planned for residential uses. When structures for nonresidential uses are located adjacent to residentially zoned lots, such structures shall be designed so as to minimize their impact on residentially zoned lots with respect to location on the site, height, architecture, and general amenities. Nonresidential uses shall be subject to review by the director of regional planning.

(C) Materials, Colors and Equipment.

(1) Consideration shall be given to the adjacent structures so that the use of mixed materials is harmonious.

(2) Light earth tones and muted pastel colors are recommended as the primary or base-building color while darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.

(3) Awnings.

(a) Shall be the same color and style for each opening on a single storefront or business;

(b) Shall be complementary in color and style for each storefront in a building;

(c) Shall be designed to coordinate with the architectural divisions of the building including individual windows and bays;

(d) Shall comply with the building code and fire department requirements;

(e) In a state of disrepair shall be repaired or removed within 30 days from receipt of notification that a state of disrepair exists.

(4) Mechanical Equipment.

(a) Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.

(b) If air-conditioning units must be located in the storefront, an attempt shall be made to install a window unit which is neutral in appearance and does not project outward from the facade. The housing color shall be compatible with the colors of the storefront. If possible, the air conditioning unit shall be screened or enclosed by using an awning or landscaping.

(c) Mechanical equipment located on roofs shall be screened by parapet walls or other material so that the equipment will not be visible from any point within 300 feet.

(5) Security.

(a) Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted.

(b) All security bars or grilles shall be installed on the inside of the building, except for roll-up shutters or grilles.

(c) Horizontally folding accordion grilles installed in front of a storefront are prohibited.

(d) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours) or roll-up shutters or grilles which can be concealed in the architectural elements of the building.

v. Minor Variations. Under exceptional circumstances, the department of regional planning may permit minor variation from the standards specified in this section. In order to permit such variations, the applicant must demonstrate through the director's review procedure that:

(A) The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the redevelopment plan; and

(B) There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the West Altadena area; and

(C) Permitting a variation will not be materially detrimental to property or improvements in the area; and

(D) Permitting a variation will not be contrary to the goals of the redevelopment plan.

vi. Director's Review.

(A) Director's Review as described in Part 12 of Chapter 22.56 of this code is required to establish, operate, or maintain any use, except that no director's review is required for a change in ownership or occupancy. Also exempt from director's review are construction, maintenance, and repairs conducted entirely within any 12-month period which does not exceed 25 percent of the current market value or assessed valuation of the building or structure.

(B) An application for director's review shall not be submitted to the department of regional planning until the proposed use has been submitted to and reported upon by the executive director of the community development commission as to conformity with the West Altadena Community Redevelopment Plan.

vii. Conditional Use Permits.

(A) Conditional Use Permits shall be required for those uses listed as subject to permit as specified in this title, as well as those uses listed in this section.

(B) In addition to the findings for approval of conditional use permits required by Section 22.56.090, the regional planning commission shall find that:

(1) The proposed use has been submitted to and reported upon by the community development commission as to conformity with the West Altadena Community Redevelopment Plan; and

(2) The proposed use is consistent with the West Altadena Community Redevelopment Plan.

viii. Nonconforming Uses, Buildings, and Structures.

(A) Uses, buildings and structures which are not in conformance with the redevelopment plan may be continued subject to the conditions contained in Part 10 of Chapter 22.56.

(B) For nonconforming uses, buildings, or structures, an application may be filed with the department of regional planning requesting:

(1) Extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site as specified in subsection B of Section 22.56.1540 or subsection A of Section 22.64.050; or

(2) Substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure is vacant despite efforts to ensure continuation of a nonconforming use and is so constructed that it may not reasonably be converted to or used for a use permitted in the zone in which it is located.

(C) In addition to the findings for an application for a nonconforming use, building, or structure review required by Section 22.56.1550, the regional planning commission shall find that:

(1) The proposed use, building, or structure has been submitted to and reported upon by the community development commission as to conformity with the West Altadena Community Redevelopment Plan; and

(2) The proposed use, building, or structure will not constitute a substantial conflict with implementation of the West Altadena Community Redevelopment Plan.

d. West Altadena Area Zone Specific Development Standards.

i. *Modified Zone C-3 (Unlimited Commercial).*

(A) Permitted Uses. All uses described in Zone C-3 are allowed, except that the following uses require a conditional use permit:

(1) Sales.

— Auction houses,

— Automobile sales, new or used,

— Boat and other marine sales,

— Ice sales,

~~— Mobile home sales,~~

~~— Model home display centers and sales offices,~~

~~— Recreational vehicle sales,~~

~~— Secondhand stores,~~

~~— Stamp redemption centers,~~

~~— Trailer sales, box and utility;~~

~~(2) Services.~~

~~— Air pollution sampling stations,~~

~~— Auto battery service,~~

~~— Auto brake repair shops,~~

~~— Auto muffler shops,~~

~~— Auto radiator shops,~~

~~— Boat rentals,~~

~~— Comfort stations,~~

~~— Dog training schools,~~

~~— Furniture transfer and storage,~~

~~— Gas metering and control stations, public utility,~~

~~— Homes for children, foster family,~~

~~— Laboratories, research and testing,~~

~~— Lodge halls,~~

~~— Microwave stations,~~

~~— Mortuaries,~~

~~— Motion picture studios,~~

~~— Motorcycle, motor scooter, and trail bike rentals,~~

~~— Recreational vehicle rentals,~~

~~— Revival meetings, tent, temporary,~~

~~— Signs, outdoor advertising,~~

~~— Taxidermists,~~

~~— Trailer rentals, box and utility,~~

~~— Truck rentals, excluding trucks exceeding two tons capacity,~~

~~— Wedding chapels;~~

(3) Recreation and Amusements.

— Amusement rides and devices,

— Athletic fields,

— Carnivals,

— Golf courses,

— Commercial recreation clubs,

— Swimming pools;

(4) Agricultural Uses.

— Crops: field, tree, bush, berry, row;

(5) Accessory Uses.

— Storage of building materials, except during on-site construction,

— Auto body and fender repair, painting, and upholstering,

— Manufacturing.

(B) Development Standards. Premises in Modified Zone C-3 shall be subject to the following development standards:

(1) That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers, and/or trees, and suitable hardscape materials, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area;

(2) Every building in Modified Zone C-3 shall have a height of not to exceed two stories or 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent. Any structures on the roof, such as air-conditioning units, antennas, and other equipment shall be fully screened from view from any nearby residential properties, where deemed appropriate and consistent with prudent engineering practices;

(3) The total floor area in all the buildings on any one parcel of land shall not exceed 1.8 times the total lot area of such parcel of land;

(4) That there be parking facilities as required by Part 11 of Chapter 22.52;

(5) Outside Display. Except for the following uses, all display in Modified Zone C-3 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:

— Parking lots,

— Business signs on the premises;

(6) Outside Storage. Outside storage is permitted only on the rear of a lot or parcel of land in Modified Zone C-3, provided such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot or parcel of land, and further provided that no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the director of planning may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately comply with the provisions of this section. All such requests for substitution shall be subject to Part 12 of Chapter 22.56, on director's review.

ii. Modified Zone C-M (Commercial Manufacturing).

(A) Permitted Uses. All uses described in Zone C-M are allowed, except that the following uses require a conditional use permit:

(1) Sales.

— Automobile sales, sale of new and used motor vehicles,

— Boat and other marine sales,

— Mobilehome sales,

— Recreational vehicle sales,

— Trailer sales, box and utility;

(2) Services.

— Car washes, automatic, coin-operated, and hand wash,

— Revival meetings, tent, temporary,

— Signs, outdoor advertising,

— Tire retreading or recapping;

(3) Agricultural Uses.

— Crops: field, tree, bush, berry, row;

(4) Accessory Uses.

— Storage of building materials, except during on-site construction.

(B) Development Standards. Premises in Modified Zone C-M shall be subject to the following development standards:

(1) Every building in Modified Zone C-M shall have a height of not to exceed two stories or 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent. Any structures on the roof, such as air conditioning units, antennas, and other equipment shall be fully screened from view from any nearby residential properties, where deemed appropriate and consistent with prudent engineering practices.

(2) The total floor area in all the buildings on any one parcel of land shall not exceed one times the total lot area of such parcel of land. Area covered by buildings shall not exceed 60 percent of the total lot area.

(3) Any property used for the outside storage or display of raw materials, equipment, or finished products shall comply with the requirements of Part 7 of Chapter 22.52.

(4) Signs shall comply with the requirements of Part 10 of Chapter 22.52.

(5) Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.

e. **Area Specific Standards.**

i. Area 1 (Modified Zone C-3).

(A) Area Description. Area 1 is bounded generally on the north by Figueroa Drive, on the east by the redevelopment project area boundary, on the south by Woodbury Road, and on the west by the redevelopment project area boundary.

(B) Development Standards.

(1) A 10-foot front yard shall be provided along Lincoln Avenue, Woodbury Road, Figueroa Drive, and all other public streets in Area 1.

(2) The required yards will be landscaped and neatly maintained. Landscape and irrigation plans must be submitted to the executive director of the community development commission and the director of regional planning for review and approval.

(3) Buildings located in Area 1 within 50 feet of the redevelopment project area boundaries shall be designed to be compatible with the residential uses which adjoin the boundaries. All permitted residential buildings shall be designed in character with the surrounding residential uses. Architectural renderings shall be submitted and approved by the executive director of the community development commission and the director of regional planning.

ii. Area 2 (Modified Zone C-M).

(A) Area Description. Area 2 is bounded generally on the north by the redevelopment project area boundary, on the east by Lincoln Avenue and Area 1, on the south by the redevelopment project area boundary, and on the west by the redevelopment project area boundary west of Windsor Avenue.

(B) Development Standards.

(1) A 10-foot continuously landscaped front yard shall be provided along Woodbury Road, Windsor Avenue, and on all other public streets in Area 2, and will be landscaped and neatly maintained. Landscape and irrigation plans shall be submitted to the executive director of the community development commission and the director of regional planning for review and approval.

(2) Buildings located in Area 2 within 100 feet of the redevelopment project area boundaries, shall be designed to be compatible with the residential uses which adjoin said boundaries. All permitted residential buildings shall be designed in character with surrounding residential uses. Architectural renderings shall be submitted to and approved by the executive director of the community development commission and the director of regional planning.

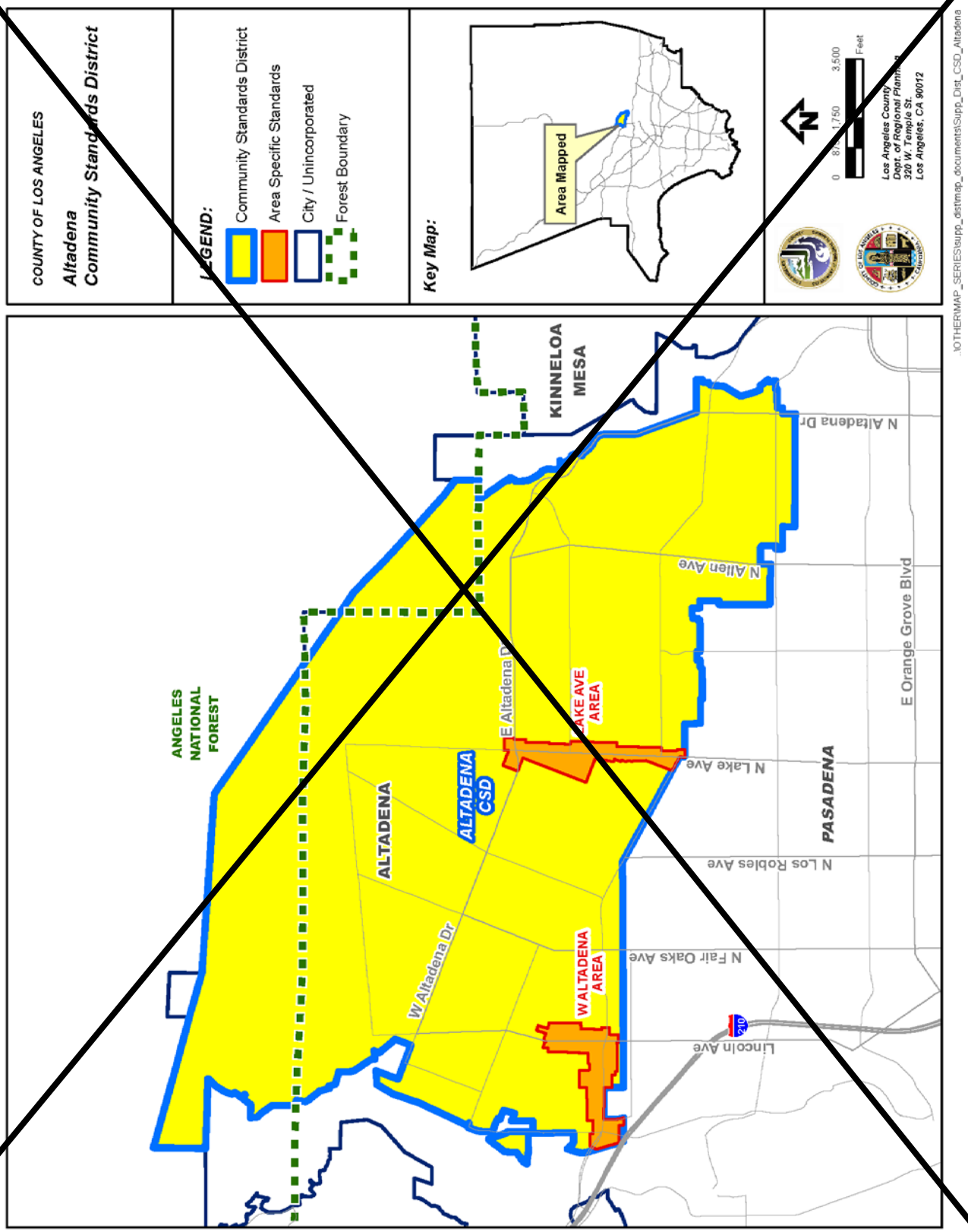
APPENDIX I

CRITERIA FOR SIGNIFICANT RIDGELINES

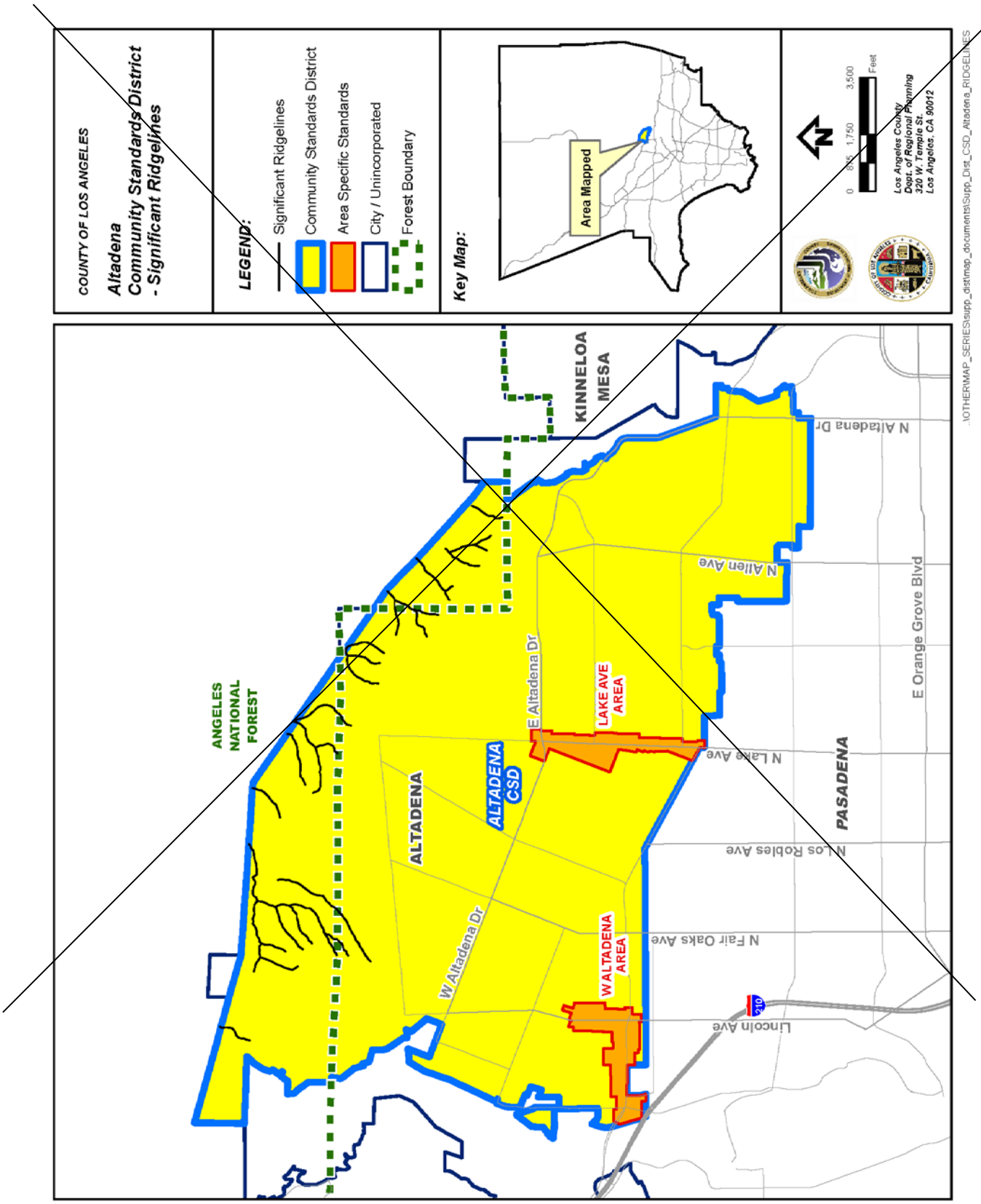
The designation of the significant ridgelines within the Altadena Community Standards District is based on the following criteria:

- Topographic complexity. Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges are observable from any location on the valley floor, from a community, or from a public road. Geologic conditions in Altadena make this a common condition.
- Near/far contrast. Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley rim or a pass. Often, layers of ridges are visible into the distance, such as on or adjacent to Chaney Trail. This contrast can be experienced viewing an entire panorama or a portion of a panorama from an elevated point.
- Cultural landmarks. Ridges from views of well-known locations, structures, or other places which are considered points of interest in Altadena. These landmarks include the Owen Brown cabin and gravesite, Zorthian Ranch, Echo Mountain, Rubio and Millard Canyons, and the Nightingale Estate.
- Existing community boundaries and gateways. Ridges and surrounding terrain that provides the first view of predominantly natural, undeveloped land as a traveler emerges from the urban landscape. These lands introduce visitors to the visual experiences they will encounter in Altadena. Community boundaries and gateways include the Foothill Freeway (Interstate 210) and all of the surrounding ridges that provide a skyline and boundary to the entire San Gabriel Valley and a vast, integrated, visually coherent view space delineating the end of the Los Angeles urban area.

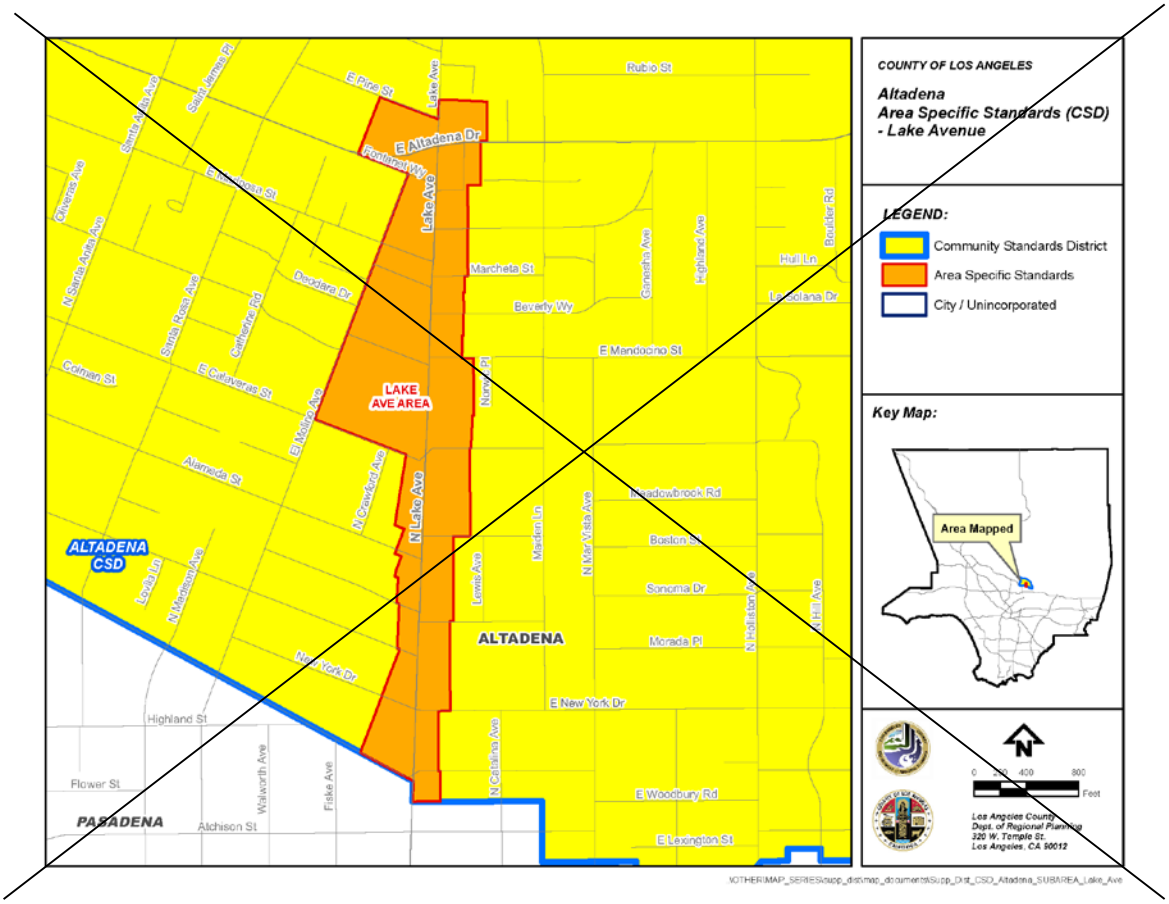
~~FIGURE 22.44.127-A: ALTADENA CSD BOUNDARY~~



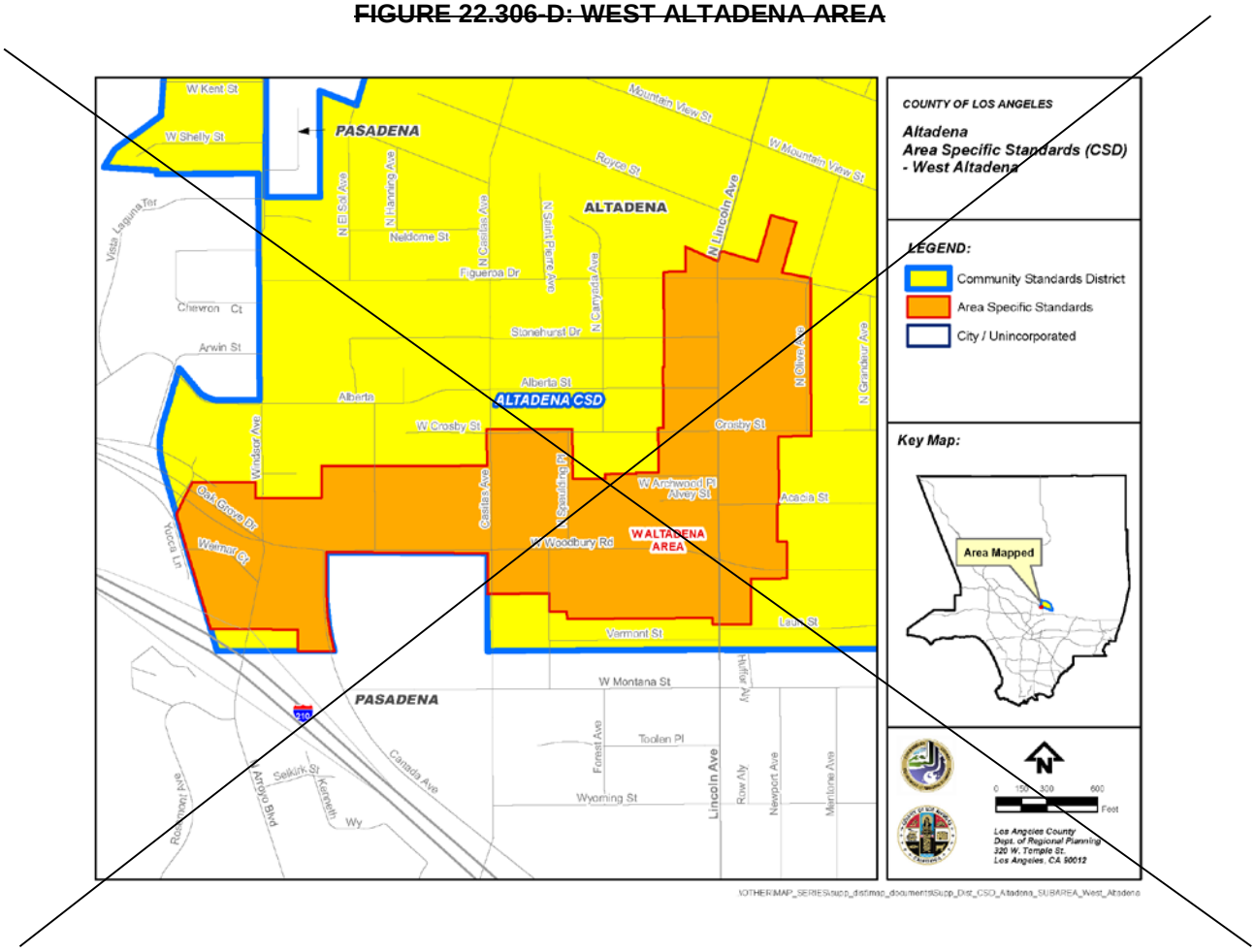
~~FIGURE 22.44.127-B: SIGNIFICANT RIDGELINES~~



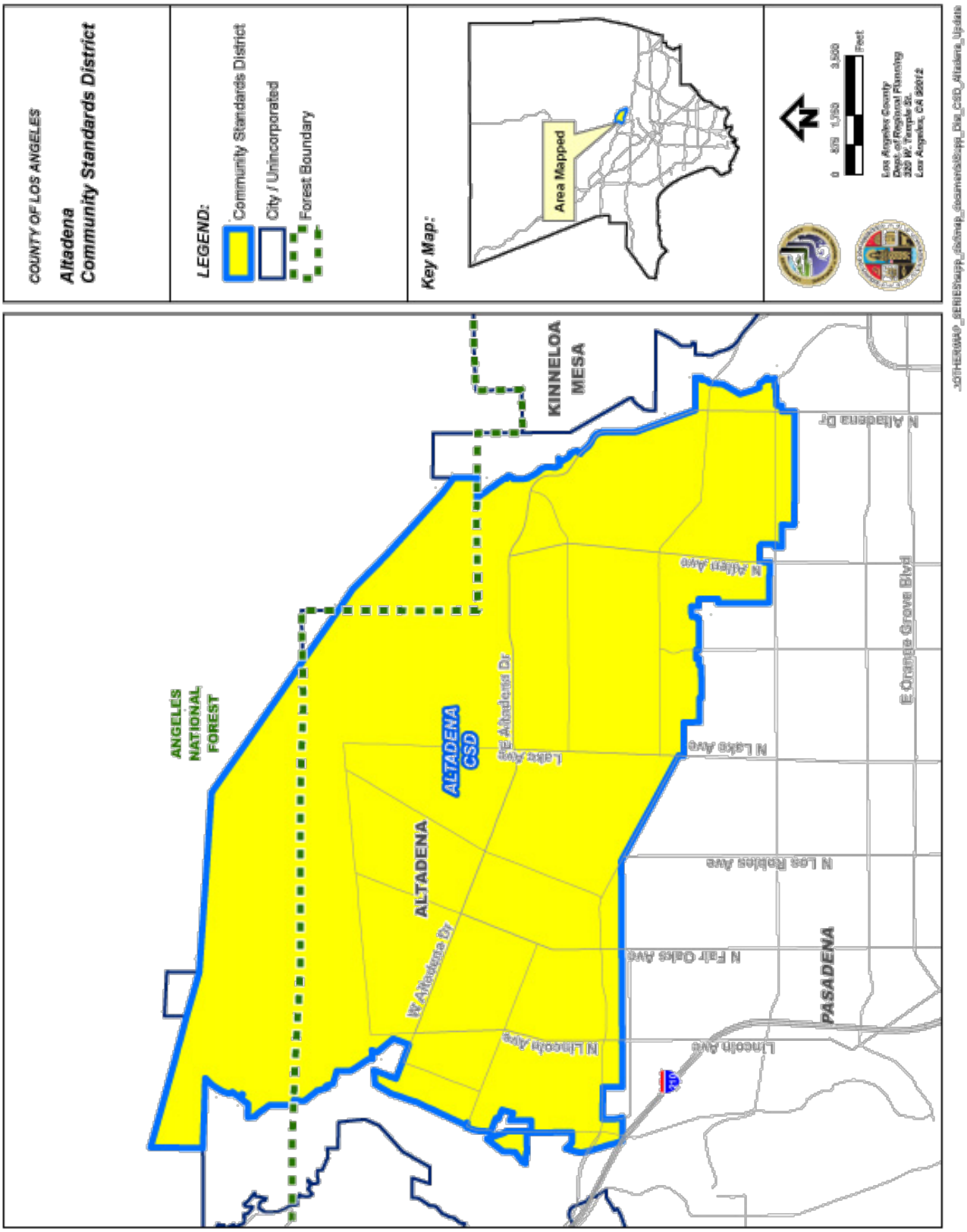
~~FIGURE 22.44.127-C: LAKE AVENUE AREA~~



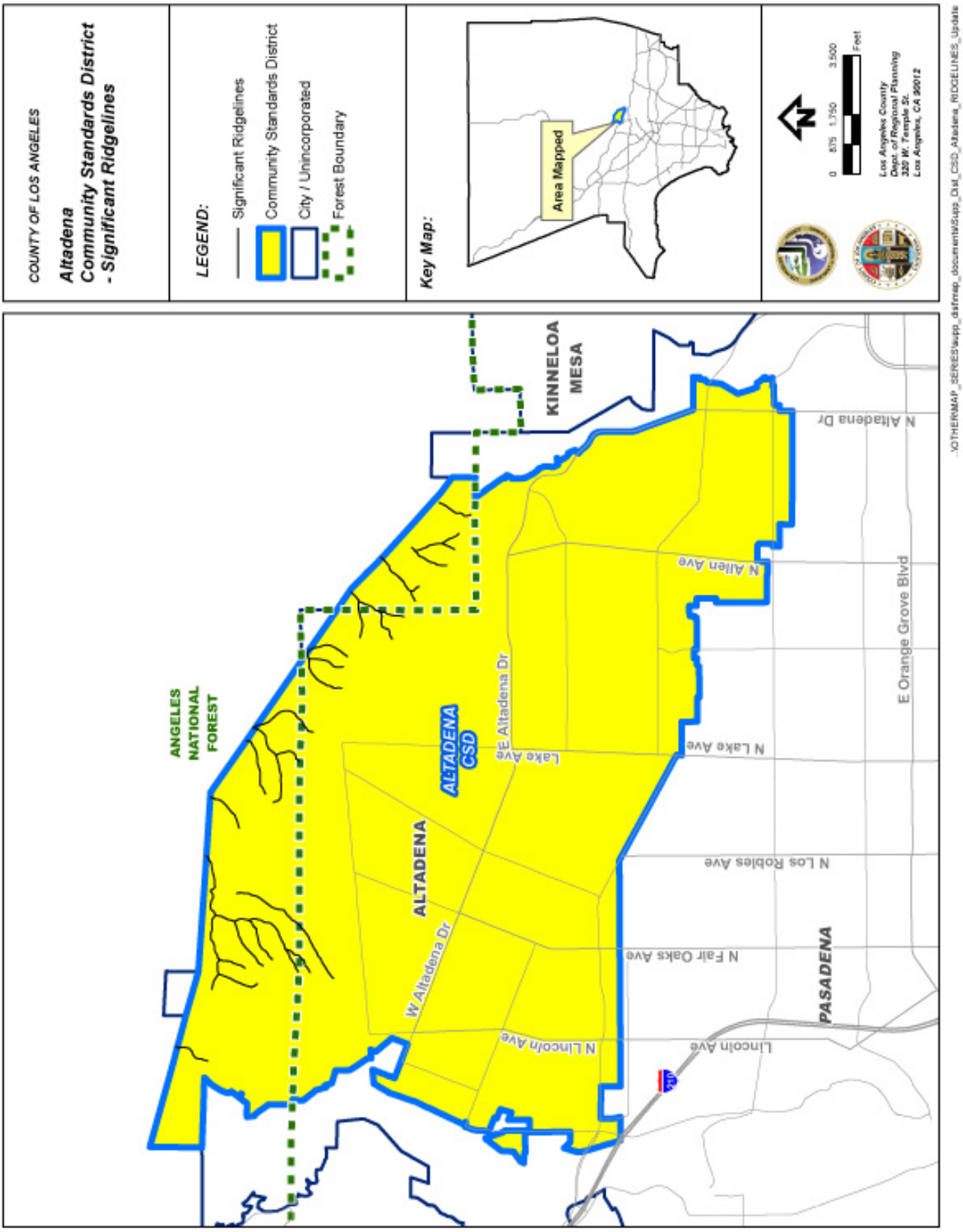
~~FIGURE 22.306-D: WEST ALTADENA AREA~~



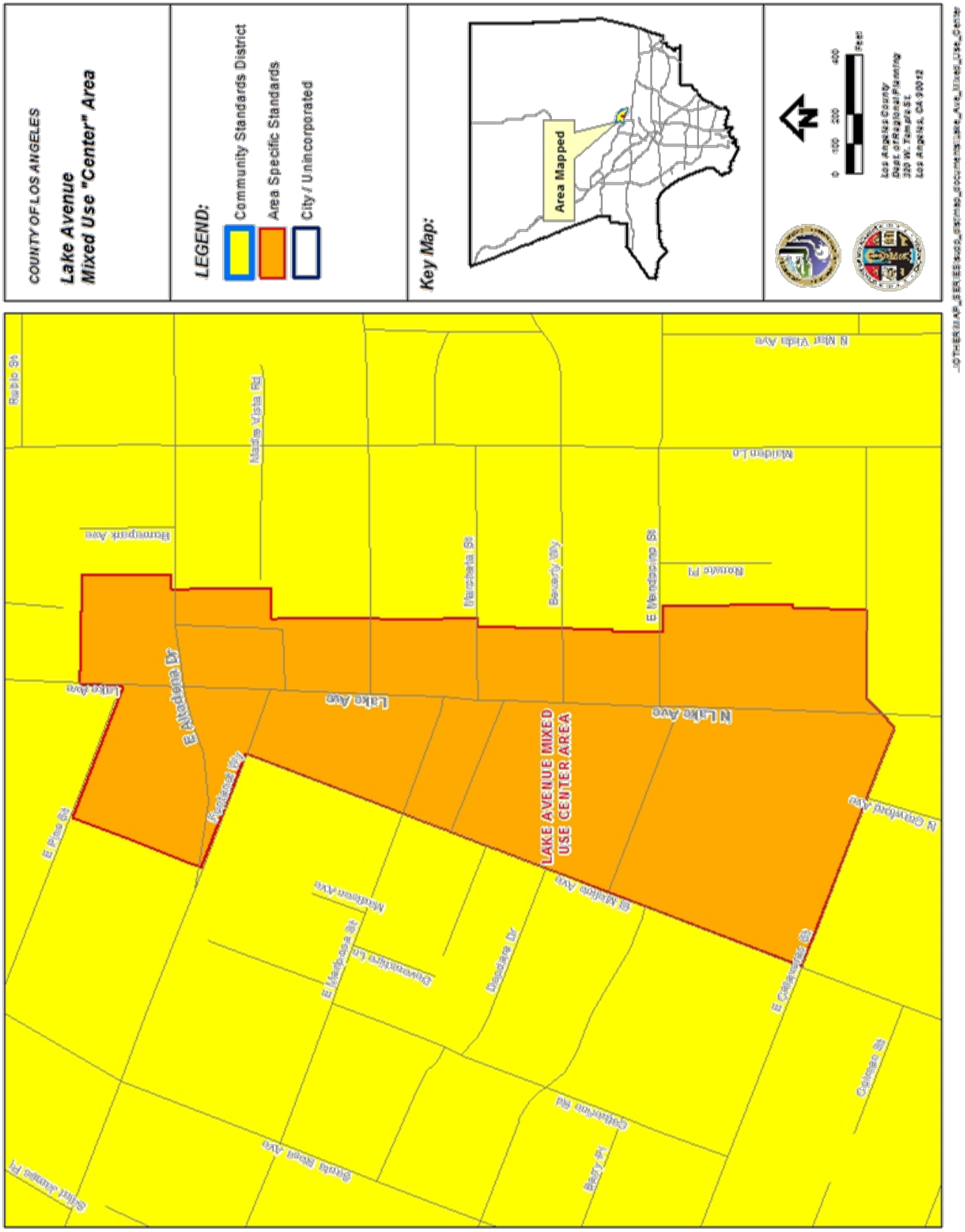
MAP 22.44.127-A: ALTADENA CSD BOUNDARY



MAP 22.44.127-B: SIGNIFICANT RIDGELINES



MAP 22.44.127-C: LAKE AVENUE MIXED-USE 'CENTER' AREA



SECTION 3. Section 22.52.2430 is hereby amended to read as follows:

22.52.2430 Wineries-Permit Requirements.

…

C. Conditions of approval. In addition to any other condition imposed by the ~~Director~~ Hearing Officer or the Commission, the development standards and operating regulations set forth in Sections 22.52.2410 and 22.52.2420 of this Part 23 shall be made conditions of approval for any winery CUP, except where modified by the Hearing Officer or the Commission.

…

SECTION 4. Section 22.52.2460 is hereby amended to read as follows:

22.52.2460 Tasting rooms-Permit Requirements.

…

B. Conditions of approval. In addition to any other condition imposed by the ~~Director~~ Hearing Officer or the Commission, the development standards and operating regulations set forth in Sections 22.52.2440 and 22.52.2450 of this Part 23 shall be made conditions of approval for any tasting room CUP, except where modified by the Hearing Officer or the Commission.

…

SECTION 5. Section 22.52.2490 is hereby amended to read as follows:

22.52.2460 Remote tasting rooms-Permit Requirements.

…

B. Conditions of approval. In addition to any other condition imposed by the ~~Director~~ Hearing Officer or the Commission, the development standards and operating regulations set forth in Sections 22.52.2470 and 22.52.2480 of this Part 23 shall be made conditions of approval for any remote tasting room CUP, except where modified by the Hearing Officer or the Commission.

…

SECTION 6. Section 22.56.030 is hereby amended to read as follows:

22.56.030 Application-Information Required.

A. An application for a conditional use permit shall contain the following information:

…

10. With each application, the applicant shall also file:

a. Maps in the number prescribed, and drawn to a scale specified by the director, showing the location of all property included in the request, the location of all highways, streets, alleys and the location and dimensions of all lots or parcels of land within a distance of 500 feet from the exterior boundaries of the subject parcel of land. If the application is for a minor conditional use permit in accordance with Section 22.56.085, a distance of 300 feet from the exterior boundaries of the subject parcel of land shall be provided in lieu of 500 feet.

b. One copy of said map shall indicate the uses established on every lot and parcel of land shown within said 500-foot radius or within said 300-foot radius if the application is for a minor conditional use permit in accordance with Section 22.56.085,

c. A list, certified to be correct by affidavit or by a statement under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land to be occupied by the use. If the application is for a minor conditional use permit in accordance with Section 22.56.085, a distance of 300 feet from the exterior boundaries of the parcel of land to be occupied by the use shall be provided in lieu of 500 feet. One copy of said map shall indicate where such ownerships are located,

…

SECTION 7. Section 22.56.070 is hereby amended to read as follows:

22.56.070 Application-Public Hearing Required ~~Exception~~.

In all cases where an application for a conditional use permit is filed, ~~except where the Director grants the permit pursuant to section 22.56.085,~~ the public hearing shall be held pursuant to the procedure provided in Part 4 of Chapter 22.60, except where an application for a minor conditional use permit is filed, a minor conditional use permit shall not be subject to the provisions of Section 22.60.175.

SECTION 8. Section 22.56.085 is hereby amended to read as follows:

22.56.085 ~~Grant or Denial of~~ Minor Conditional Use Permit.

A. ~~Any person filing a~~An application for a minor conditional use permit may ~~request the Director to consider the application in accordance with the section~~ be filed for the following uses:

-- Altadena Community Standards District, development in a hillside management area as provided in Section 22.44.127.~~C~~F.2.~~b~~.

…

B. The purpose of this section is to authorize the ~~director's ex parte~~ consideration of minor conditional use permit applications that by their nature are limited in scope and impacts.

~~C. The director shall cause notice of the application to be mailed by first class mail, posted pre paid, to all those addresses on the list required by subsection A.10.c of Section 22.56.030 that are within a distance of 300 feet from the exterior boundaries of the parcel of land to be occupied by the requested use, and to such other persons whose property or interests might, in the director's judgment, be affected by the request. The notice shall describe the project and also indicate that any individual may request a public hearing on the application by filing a written request with the director within 14 calendar days following the date on the notice.~~

~~D~~C.~~Unless at least two requests for a public hearing have been filed with the director as provided in subsection C of this section, the director~~ The Hearing Officer, or the Commission pursuant to Part 4 of Chapter 22.60, may grant such permit ~~without a public hearing~~ if ~~the director~~ he or she finds that the use requested, subject to such conditions deemed necessary, will comply with the findings required by Section 22.56.090 and with any applicable requirements of Chapter 22.52, and if he or she

further finds that the impacts of the use requested on safety, facilities and services, and natural resources are minor in nature.

E<u>D</u>.~~The director shall notify the applicant and any persons who filed a timely request for a hearing of his decision. Any appeal from the director's decision shall be filed with the hearing officer within 14 days following the date on the notice of director's decision.~~ The decision of the Hearing Officer may be appealed to the ~~c~~<u>C</u>ommission. All appeals shall be filed within the time period set forth in, and shall be subject to all of the other provisions of Part 5 of Chapter 22.60 except that the decision of the ~~c~~<u>C</u>ommission shall be final and effect on the date of the decision and shall not be subject to further administrative appeal<u> except as otherwise authorized by Section 21151 of the Public Resources Code</u>. <u>If the permit was considered by the Commission concurrently with a general plan or specific plan amendment, zone change, development agreement or other legislative action, the provisions of Part 5 of Chapter 22.60 shall apply.</u>

SECTION 9. Section 22.60.100 is hereby amended to read as follows:

22.60.100 Filing Fees and Deposits.

A. For the purposes of defraying the expense involved in connection with any application or petition required or authorized by this Title 22, the following fees shall accompany the application or petition:

…

-- Minor Conditional Use Permits -- $1,494.00~~, except that where a public hearing is requested pursuant to Section 22.56.075, an additional fee of $7,230.00 shall be paid~~.

…

SECTION 10. Section 22.60.176 is hereby amended to read as follows:

22.60.176 Conduct of Hearings-Hearing Officer duty.

When a verified application is filed for a permit or variance and a hearing is required by Title 21 or Title 22, the ~~h~~Hearing ~~o~~Officer shall hold such hearing unless the hearing examiner and/or ~~c~~Commission conduct hearings pursuant to Section 22.60.171. The Hearing Officer shall hold a hearing for a minor conditional use permit application unless the minor conditional use permit is filed concurrently with an application for a general plan or specific plan amendment, zone change, development agreement or other legislative action. In all cases where a minor conditional use permit is filed concurrently with an application requiring a legislative action as listed above, the Commission shall hold a public hearing.

Richard Marshalian

From: Judy Matthews <djmatthews@att.net>
Sent: Wednesday, October 26, 2016 9:40 AM
To: DRP Altadena CSD
Subject: CSD Support

Follow Up Flag: Follow up
Flag Status: Completed

Morning,

I commend the CSD Committee for years of due diligence in the efforts made to ensure the voice of the community was heard and the consistency with recently adopted ordinances. I support the adoption of the comprehensive update to the Altadena CSD ordinance.

Judy Matthews
Member, Altadena Towncouncil

Sent from my iPhone

Richard Marshalian

From: Christina Heath <cheath93@earthlink.net>
Sent: Wednesday, October 26, 2016 3:58 PM
To: DRP Altadena CSD
Subject: Increasing allowed height of fences/shrubs along fencelines in Altadena

Follow Up Flag: Follow up
Flag Status: Completed

I have a grandniece and several dogs, all of whom could easily climb or jump over a 42 inch fence. We are a rural community in Altadena and proud of it. Allow us to make decisions regarding heights of fences on our rural properties that work for the residents here.
I totally agree in keeping a height limit on commercial buildings and requiring them to have openings/entrances along the street. We have one building on Lake which was originally built with no entrances on Lake - looked terrible and was an insult to the community who walk along the street.
We are not the San Fernando Valley or downtown LA. Please listen to what Altadena Heritage has to say and thank them for expressing what I think we all feel in this community.
Thank you for taking the time to read this.
Christina Heath
3407 Canyon Crest Rd.
Altadena, CA 91001
cheath93@earthlink.net

Richard Marshalian

From: Lee, Kirsten C. <Kirsten.Lee@generalgrowth.com>
Sent: Thursday, October 27, 2016 12:44 PM
To: DRP Altadena CSD
Subject: Re: Altadena Community Standards Ordinance

Thank you Richard for confirming receipt of my letter.
The standards as presented are a marginal improvement but will still be a can of worms for enforcement, and will be costly in time, money and energy spent by County AND homeowners.
I just can't support (nor can our neighbors) the way it's written today.

Takeaways from the hearing yesterday (pertaining to fences and hedges specifically):

1) The Altadena Town Council that spoke on behalf of supporting these changes seemed to think that this was a 'fait accompli' that this was the best that could be accomplished.
Strongly disagree.
We can and should do more to ensure that the language that serves the community best is what is submitted as finalized to the County. I am unable to see how the language can't be improved and still address issues of 'safety' (which we all know are being driven by one neighbor's complaint, not an actual neighborhood-wide safety issue that we're all dealing with).

2) The language can and should be pushed further to incorporate for hedges/10' setback to start at the Real existing end of the pavement as the enforcement line for the ten-foot safety setback.
This will get 80% or so of Altadena's 5000+ non-conforming properties in compliance.
Further, places such as corners where hedges grow to the sidewalk, enforcement ONLY occur if above average accident rates are recorded for that intersection AND the CHP have noted a line of site issue due to the hedge or fence.

As a somewhat newer resident to Altadena (5 years), I can say that the one benefit of all this is that it's banded the neighbors together.
With a newer level of enforcement and standards being enacted upon us by the County, we will be pushing back and seeking better services for us in exchange: for example, our entire area doesn't even have sewer hook ups even though it's one street away.
It's not lost on us that it's ironic (or even outrageous) that so much time and effort has gone into creating language that will ultimately cost residents money and time in compliance & fees for hedging, when we don't even have the benefit of basic sewer access.

Kirsten Lee
Vice President - GGP
310.418.4424

From: DRP Altadena CSD <altadenacsd@planning.lacounty.gov>
Date: Thursday, October 27, 2016 at 12:11 PM
To: "Kirsten.Lee" <Kirsten.Lee@generalgrowth.com>, DRP Altadena CSD <altadenacsd@planning.lacounty.gov>
Subject: RE: Altadena Community Standards Ordinance

Thank you Kristen,

Your comment has been received, transmitted to the planners working on the project, and added to the public record. Standards for fences and hedges in the update are being loosened where not impeding safety, as you expressed support for.

If you have any questions, please let us know.

Sincerely,
Richard

From: Lee, Kirsten C. [mailto:Kirsten.Lee@generalgrowth.com]
Sent: Tuesday, September 20, 2016 12:22 PM
To: DRP Altadena CSD <altadenacsd@planning.lacounty.gov>
Subject: Altadena Community Standards Ordinance

To whom it may Concern:
I'm writing to express serious concern about the proposed Ordinance that will affect properties like mine in Altadena in regards to fencing/hedges etc.
One of the compelling reasons that we chose to buy our home in Altadena was because of the bucolic nature of the neighborhood, full of old growth, mature hedges, bushes, gardens, etc.
Coming from Atwater Village (also in LA County) the relief upon moving to Altadena from the citified nature of the streets of LA was palpable.
This curb appeal also contributes to why our homes like ours continue to rise in value beyond that of LA County's mean or average – in fact, we pay over $16,000 in property tax annually and think that our voice matters quite a bit in this regard towards what we view as an ill-advised and over-reaching directive that doesn't take into account the practical impact of what is being proposed.
Our home's front yard was a previous winner of the "Golden Arrow" award which is given annually by the Pasadena Beautiful Foundation to homes that have outstanding front gardens.
The great irony would be that if enacted, parts of our front garden & wall would not be in compliance with these proposed rules. Our home was featured in numerous publications, including Variety, Huffington Post, Sunset Magazine and literally thousands of Pintrests posts noting the beauty of our front yard, which includes elements which would be deemed as non-compliant per the proposed code.
I urge you to quickly put a stop to what is amounting to bureaucratic overreach and misguided rule-making that will have real-life impact in people like us: tax-paying, garden-design award-winning homeowners that have better things to do than try to put a stop to things like this – you're trying to solve for a problem that doesn't exist.
Please know that all of my neighbors in Altadena had a neighborhood meeting last night to discuss this and we are collectively aghast and annoyed at this and plan on expressing our displeasure most robustly at every upcoming opportunity.
Surely our efforts can be used for something more productive, rather than fighting the very county that is so enriched by our property tax?

Regards,
Kirsten Lee
Resident 2098 Crescent Drive Altadena, CA 91001

Kirsten Lee
Vice President – NYSE/GGP
310.418.4424

Richard Marshalian

From: Richard Link <rlink7@earthlink.net>
Sent: Thursday, October 27, 2016 3:54 PM
To: DRP Altadena CSD
Subject: Re: Altadena planning

Follow Up Flag: Follow up
Flag Status: Completed

Hi Richard,
Thank you for acknowledging my comments.

However, I feel I must write back because it is clear from your response that either you did not read my comments carefully or you have misunderstood my comments.

My husband and I, in no way, are supporting this iteration of the standards for fences or hedges as proposed. In fact, We would like to further expand our objections:

1. We feel the premise that our beautiful hedges and one tree (that were fully grown in 1991 to at least 10' to 15' tall and lining the sidewalk on our property when we purchased it) are a safety hazard and therefore should be cut or altered in ANY way due to safety issues is a spurious argument. This is evidenced by the fact that there have not been ANY accidents nor ANY curtailment of safety personnel attempting to enter our property in the 25 years we have owned our home. In fact, our property and street were used as the staging area for the fire teams and their equipment in the Eaton Canyon fire in 1993. In short, the underlying premise of "safety" is completely devoid of any evidence to support it.

2. We also believe that the other premise that the hedges/tree on our property are "out of compliance" is another spurious argument. In fact, no past effort to enforce this ordinance has ever occurred in the 25 years we have owned our home. To our knowledge, we have NEVER had a complaint from any of our neighbors, governmental agency or safety personnel regarding our hedges/tree.

The de facto reason that neither type of complaint has been lodged against our property is that these hedges are neither a safety issue nor a neighborhood issue.

My husband and I believe we can speak for our neighborhood in stating categorically that we do NOT want this plan/project to be implemented in its current form.

I would ask that my new response to you be transmitted to the planners working on the project.
Kathy Link

Sent from my iPhone

On Oct 27, 2016, at 12:14 PM, DRP Altadena CSD <altadenacsd@planning.lacounty.gov> wrote:

> Thank you Kathy,

Your comment has been received, transmitted to the planners working on the project, and added to the public record. Standards for fences and hedges are being loosened from current standards where not impeding safety, as you expressed support for.

If you have any questions, please let us know.

Sincerely,
Richard

From: Richard Link [mailto:rlink7@earthlink.net]
Sent: Thursday, September 22, 2016 3:33 PM
To: DRP Altadena CSD <altadenacsd@planning.lacounty.gov>
Subject: Altadena planning

Sent from my iPhone

To Whom it May Concern:
My name is Kathy Link. My husband Richard and I live at 2166 Crescent Drive in Altadena.
I am writing concerning the possible enforcement of a hedge and wall height restriction in Altadena. Our home is very close to the opening into Eaton Canyon. In fact, cars park in front of our house every weekend. We have both trees and hedges which are 15-20' feet tall edging our property line abutting the sidewalk, curb and Crescent Drive. Beside the obvious beauty of these hedges and trees (which are possibly older than 40 years or even more as the home was built by Arnold and Mabel Beckman in 1933), I feel safer every weekend knowing that strangers cannot easily access our property. I have observed and have been forced to discard all manner of trash left by these strangers including food containers, alcohol containers etc. under our hedges every week. I can't even imagine what would be discarded in our yard if the tall hedges did not deter further ingress to our front yard.
I am hoping we can help point the city's planning body away from this idea toward more worthwhile undertakings.
Thank you for your consideration.
Kathy Link
Sent from my iPhone

Richard Marshalian

From: Doris Finch <ifinchi@fabart.net>
Sent: Thursday, October 27, 2016 4:52 PM
To: DRP Altadena CSD
Subject: RE: Altadena plan

Follow Up Flag: Follow up
Flag Status: Completed

Dear Richard,

Thank you for acknowledging my letters regarding the Altadena CSD. I'm not quite sure what support you are acknowledging because I would only support modification in the case of real danger, as shown in accident reports.

Let us start with the premise that everyone's aesthetic and privacy needs are different and should be respected. Altadena has done a better job of that than most places over the years. It seems the rather simple issue of grandfathering existing walls, fences and hedges is still being negated. I have heard no good reason for this. Over and over it is said "They have been out of compliance [i.e. in violation of a "rule"] for all these years." The value of a rule is not its arbitrary *rulishness*. It is to create a structure within which an organization, community, or institution can operate to achieve its purpose to the benefit of those within according to the existing conditions. Anything that applied thirty years ago, much less ninety, is not relevant today, so being out of compliance in the past is not an argument against grandfathering. I might also note that grandfathering costs nothing, unlike enforcement, and would generate good will, *unlike enforcement.*

It takes less than 2 minutes to walk by a personally annoying wall or hedge. On the other side of that hedge are other ***community members*** who must endure today's traffic density, sound and light pollution day and night at all times. Yet the Planning Commission seems to be willing to permanently ignore and distress those many who live full time within for the sake of alleviating a passer-by of a moment of personal irritation. Think about it.

Doris Finch

From: DRP Altadena CSD [mailto:altadenacsd@planning.lacounty.gov]
Sent: Thursday, October 27, 2016 11:52 AM
To: Doris Finch
Subject: RE: Altadena plan

Thank you Doris,

Your comment has been received, transmitted to the planners working on the project, and added to the public record. Standards for fences and hedges are being loosened where not impeding safety, as you expressed support for.

If you have any questions, please let us know.

Sincerely,
Richard

From: Doris Finch [mailto:ifinchi@fabart.net]
Sent: Wednesday, September 07, 2016 4:44 PM
To: DRP Altadena CSD <altadenacsd@planning.lacounty.gov>

Cc: Eliza Jane Whitman <ejwconsulting@gmail.com>; Anne Chomyn <annechomyn@gmail.com>; fifthdistrict@lacbos.org
Subject: Altadena plan

Re the Sep. 14 continued RPC meeting [possibly rescheduled to Oct. 26.]

The proposed Altadena plan still has some critical flaws which went through in spite of strenuous objection of the community, those of us who actually live here. The walls and fences restriction has major problems in that it appears to be forcing a unified set of standards on the many who have lived here a long time in all our splendid diversity. Within our boundaries there are many homes with hedges and walls that go back as much as 70 years and ornamental plantings that have taken years to establish. To force residents to change all that now is both unsupportably costly and inhumane. Besides requiring undoing years of work and maintenance, it would be in many cases destroying the character of a home [and hence its value], plus ripping away precious privacy and noise abatement in busy areas. Require it in new construction if you must, but by all means allow existing walls and plantings to be grandfathered in.

Yours truly,
Doris Finch, Altadena resident for 43 years.

New CSDs & driveway landscaping triangle

- The county has **no data** to demonstrate that people are getting run over because of front hedges and landscaping
- Cars now come equipped with **backup cameras and automatic braking for obstacles**.
- The original 1927 regs were for model-Ts that lacked visibility, mirroring systems, backup cameras and automatic braking.

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

PROJECT SUMMARY

PROJECT DESCRIPTION:	Altadena Community Standards District (CSD) Update Project No. R2016-000348-(5)
REQUEST:	Adopt Advance Planning No. 2016000640-(5) Certify the Negative Declaration (Environmental Assessment No. 2016002556-(5))
LOCATION:	Unincorporated Altadena
STAFF CONTACT:	David McDonald, Richard Marshalian (213) 974-6476
RPC HEARING DATES:	July 28, 2016; October 26, 2016
RPC RECOMMENDATION:	Board of Supervisors public hearing to consider adoption of Altadena CSD update and Negative Declaration
MEMBERS VOTING AYE:	Commissioners Smith, Louie, Pedersen, Modugno
MEMBERS VOTING NAY:	None
MEMBERS ABSENT:	None
MEMBERS ABSTAINING:	Commissioner Shell

KEY ISSUES:	• Updated standards for front yard fences, walls, and hedges in R-1 zones
	• Updated uses in residential zones, including home-based occupations and bed and breakfasts
	• Updated uses in commercial zones, including drive-throughs
	• Updated standards in commercial zones, including:
	  o Enhanced commercial design requirements for pedestrian-oriented development
	  o Reduced parking requirements for restaurant and retail uses, dependent on lot size

MAJOR POINTS FOR:	• Updated fences, walls, and hedges standards balance safety and aesthetics with existing conditions • Updates for shared parking and less required parking for small lots helps revitalize neighborhoods with retail and restaurant uses, including outdoor dining • Updated design standards for commercial corridors further encourages walkability
MAJOR POINTS AGAINST:	• Updated fences, walls, and hedges standards are not loose enough to accommodate existing conditions or maintain community character

REGIONAL PLANNING COMMISSION
SUMMARY OF PUBLIC HEARING PROCEEDINGS

ALTADENA COMMUNITY STANDARDS DISTRICT UPDATE

On July 28, 2016, the Los Angeles County (County) Regional Planning Commission (Commission) conducted a public hearing at the Eliot Arts Magnet Academy, Carl D. Roeder Auditorium, in Altadena to consider an update to the Altadena Community Standards District (CSD).

The proposed CSD Update included changes for residential and commercial uses and development standards. The residential changes include updated standards for fences, walls, and hedges as well as bed and breakfast establishments as a new use in the R-1 (Single-Family Residential) zone. The commercial changes include updated development standards including pedestrian design, and required parking. The commercial changes also included updated permitting for drive-through establishments in commercial zones.

During the July 28, 2016 hearing, staff presented the proposed Altadena CSD. Approximately 45 speakers testified during the hearing on a variety of topics, including fences, walls and hedges standards; enhanced commercial building standards and pedestrian oriented design; proposed height along a portion of Lake Avenue; and drive-through businesses. Testimony also addressed the design of a commercial building under construction that was not part of the CSD Update.

The Commission continued the public hearing until September 14, 2016 for staff to respond to the concerns raised during the public hearing. On September 7, 2016, the Commission further continued the matter to October 26, 2016 to allow staff time to consider the comments and provide for public outreach.

On October 26, 2016, the Commission conducted a continued public hearing at the Hall of Records in Los Angeles, with remote testimony available from the Eaton Canyon Nature Center in Pasadena. Thirty (30) speakers testified during the continued hearing on various topics, including support of the project, environmental impacts from enforcement, and on fences, walls, and hedges.

On October 26, 2016, after hearing all testimony the Commission closed the public hearing and recommended approval of the project to the County Board of Supervisors.

Commissioners Smith, Louie, Pedersen and Modugno voted aye. Commissioner Shell abstained.

RESOLUTION
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2016-000348-(5)
ADVANCE PLANNING NO. 2016000640
ENVIRONMENTAL ASSESSMENT NO. 2016002556

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of an amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code ("County Code") relating to the Altadena Community Standards District Update and associated environmental document on July 28, 2016 and October 26, 2016; and

WHEREAS, the Regional Planning Commission finds as follows:

1. On February 3, 2016, the Los Angeles County Regional Planning Commission ("Commission") instructed staff of the Los Angeles County ("County") Department of Regional Planning ("Department") to update the Altadena Community Standards District ("CSD") in order to achieve objectives in residential areas of maintaining the original CSD's intent to provide for light, air and privacy, as well as retaining diverse and eclectic neighborhoods that are safe and peaceful, while making the permitting process less cumbersome and rectifying unintended consequences. Other project objectives for commercial areas include encouraging a diversity of architecture and pedestrian-oriented retail as well as increasing visibility of Altadena businesses, encouraging restaurants and outdoor dining, and creating appropriate buffers between commercial and residential properties.

2. The unincorporated community of Altadena is within the Fifth Supervisorial District of the County. This unincorporated area is bordered by the City of Pasadena on the west, south, and east, and the Angeles National Forest and Antelope Valley planning area to the north.

   Altadena is a unique community located at the foothills of the San Gabriel Mountains and includes large lots and more urbanized areas comprised of primarily low to medium-density residential with some commercial and few industrial zones. The community contains hillside management areas with slopes greater than 25 percent slope, and areas designated Significant Ecological Area ("SEA").

   The Altadena CSD was established on September 4, 1998, with subsequent amendments in 1999, 2001, 2008 and 2010, as a supplemental district to provide a means of implementing development standards that address concerns unique to the community of Altadena.

3. The project is an update to the Altadena CSD to revise and establish new uses and development standards for future development in residential and commercial

zones as well as other amendments. No land use designation or zone changes are proposed as part of the CSD update. The update is applicable only to properties within the boundary of the Altadena CSD area.

For residential areas, the CSD Update includes new development standards for fences, walls and hedges in front yards of properties zoned R-1 (Single-Family Residential) to ensure minimum line of sight for vehicles, bicyclists and pedestrians for safety and while maintaining aesthetics and community character. The CSD Update also addresses widely varying front yards by updating how front yards are calculated, such that they remain consistent with community character. Bed and breakfast establishments with three or more guest rooms are included as a new use in the R-1 and R-2 (Two Family Residential) zones with a Conditional Use Permit ("CUP") and development standards, including, adequate parking, requiring a property owner or manager on site, and other development standards to protect the residential character of the neighborhoods. Other uses were added as home-based occupations with associated development standards to ensure compatibility with residential character.

For commercial areas, the CSD Update includes revised permitting and development standards, including removing a ban on drive-throughs within a small portion of Altadena and adding a CUP requirement for all drive-throughs. The CSD Update includes updated pedestrian friendly design requirements to all new commercial development, including specific requirements where a commercially zoned lot fronts a commercial corridor, and applying uniform signage standards throughout Altadena. The CSD Update also reduces parking requirements for retail and restaurant uses on legal, non-conforming lots less than 5,000 square feet through a tiered approach, and permits off-site parking within a ¼-mile from the use. The CSD Update will also change the type of required materials, colors, and equipment, and will add more options while reducing the number of required architectural features. Maximum heights and Floor Area Ratio (FAR) are also being updated make the CSD consistent with the Altadena Community Plan.

The CSD update also includes other amendments, including a streamlined and standardized CSD Modification process for certain development standards through a Minor CUP process. The CSD Update also includes updates to the hillside management and historic preservation provisions for consistency with other recently-adopted ordinances as well as other concurrent amendments related to the Minor CUP procedure. These Minor CUP procedure amendments were previously considered by the County Board of Supervisors ("Board"), but are not yet in effect as of the July 28, 2016 and October 26, 2106 Commission hearings.

4. In 2012, a visioning process was initiated by the County Fifth Supervisorial District in conjunction with County Community Development Commission and the

Department, to gather input on the future of Altadena. The Altadena Vision Plan identified a number of characteristics for the community of Altadena, including a diverse, eclectic, unique character; mountain views, access to nature and environmental stewardship; town/district centers with thriving businesses; safe and peaceful neighborhoods; and opportunities for walking and biking. This Vision Plan was intended to set the direction for this CSD Update.

5. The Altadena Town Council ("Town Council") established the CSD Committee, a sub-committee that developed recommendations for the CSD Update. The CSD Committee is comprised of representatives from various aspects of the community, including residents and business owners along with the Altadena Heritage and Altadena Chamber of Commerce. The CSD Committee developed a number of recommendations addressing residential and commercial issues based on the current needs of Altadena and to implement the Altadena Vision Plan. These recommendations were received by the County after the CSD Committee presented these to the Town Council in December 2014 (commercial) and March 2015 (residential).

6. The original CSD recommendations received by the Department were extensive and detailed. As a result of careful review by the Department and other County staff, and through a series of meetings with the CSD Committee, some of these recommendations were deferred for future review, or were not included or not applicable. The CSD Update reflects the majority of original recommendations that were incorporated into the ordinance amendments.

7. The County General Plan ("General Plan") was adopted by the Board on October 6, 2015, and emphasizes sustainability through its five guiding principles, which are to employ smart growth; ensure community services and infrastructure are sufficient to accommodate growth; provide the foundation for a strong and diverse economy; promote excellence in environmental resource management; and provide healthy, livable and equitable communities. Through these guiding principles, there are a number of General Plan policies that apply to the CSD Update, including:
    - Encouraging infill and mixed use development, by updates to maximum building height and FAR, which provide consistency with countywide provisions regulating mixed use development;
    - Encouraging patterns of development that promote physical and pedestrian activity, by clarifying and adding standards to encourage pedestrian-friendly design, including visual interaction, pedestrian flow and architectural design features as well as other amenities and permitting off-site parking within a walkable distance;
    - Minimize impacts to noise-sensitive land uses through best practices, such as with drive-throughs which would be reviewed through a discretionary CUP permitting process and include development standards that require

setbacks for drive-through areas, establish specific hours of operation, and require site-specific analysis of any environmental impacts; and

- Incentivize investment in local businesses and older commercial areas, by permitting certain home-based businesses as well as bed and breakfast establishments to support residents while bringing visitors to Altadena, and reducing parking requirements for retail and restaurant uses to encourage reuse of existing underutilized structures and revitalize street activity as well as encourage safe neighborhoods.

8. The Altadena Community Plan ("Community Plan") was adopted by the Board on July 10, 1986 as a component of the General Plan, and describes Altadena as a mature community of residences, commercial districts, institutional and public uses. Major objectives of the Community Plan include:
    - Preserving the residential character of the community, as well as encouraging limited flexibility to avoid stagnation and lack of property improvements, by adding bed and breakfast establishments, certain home-based occupations and updating fences, walls and other yard standards; and
    - Intensifying, renovating, and revitalizing the commercial and industrial areas, by updating building height and FAR to match Community Plan policies as well as other updates to signage requirements, pedestrian-oriented design, and instituting commercial buffers.

9. In reviewing the CSD Committee recommendations and developing the ordinance, Department staff worked extensively with Current Planning and Zoning Enforcement staff from the Department as well as other County Departments, including Department of Public Works ("Public Works"), Department of Public Health, Department of the Agricultural Commissioner/Weights and Measures, and County Counsel. The CSD Update reflects the ordinance that best meets the desires of the community while limiting any unintended consequences.

10. Outreach for the CSD Update was broad and wide-ranging. The CSD Committee, who were the Department's key partner in developing the ordinance and understanding the needs of the community, offered recommendations to the Draft CSD, assisted in outreach for specific events, and communicated the current status of the project to their constituents throughout the process. Additionally, the Department hosted an Open House with over 90 estimated participants on June 4, 2016 to present the recommendations and solicit input on the CSD update.

11. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the public hearing notice was published in The San Gabriel Valley Tribune on June 27, 2016. Courtesy notices of the CSD Update public hearing were also mailed out to every property owner in Altadena.

12. Comments were received from the public during the Open House as well as online. Open House comments addressed a number of topics, including pedestrian-friendly design, front yard setbacks, fences and hedges, and home-based occupations. Additional public comments received since the release of the CSD Update as proposed to the Commission, include existing hillside management development standards, fences and walls located within and outside any required yard, vacation home rentals, current construction of a supermarket in the community, uses on the ground floor within commercial zones, entrances and windows on street-facing commercial developments, and the CSD modification process. These comments could be generally categorized as clarification, already included, objections, not applicable, or requests for information.

13. On July 28, 2016, the Commission conducted a duly-noticed public hearing to consider the Altadena CSD Update at the Eliot Arts Magnet School in Altadena. A presentation on the project was given by Department staff and the CSD Committee. Approximately 45 speakers from the community gave testimony to the Commission.

14. During the July 28, 2016 public hearing, testimony primarily addressed:
    - Design of the Charles Company building at 2246 Lake Avenue currently under construction;
    - Enhanced commercial building and pedestrian oriented design standards;
    - Fences, walls and hedges standards;
    - Proposed height limit in the Lake Avenue Mixed Use 'Center' Area; and
    - Drive-through businesses.

    Other comments received those related to bed and breakfasts, and short term rentals in the residential zones.

15. After hearing public testimony, the Commission continued the matter to September 14, 2016, and directed Department staff to respond to the concerns raised by the community. The Commission also requested that remote testimony be available at a location near Altadena for the community.

16. Prior to the September 14, 2016 continued public hearing, Department staff received a request from the CSD Committee for a longer continuance, in order to work with Department staff for greater public outreach and education. On September 7, 2016, the Commission granted the continuance by cancelling the September 14, 2016 hearing and postponing the matter to October 26, 2016. Remote testimony will be available at the Eaton Canyon Nature Center for the October 26 continued hearing.

17. Based on testimony from the July 28, 2016 public hearing and revised recommendations from the CSD Committee, the CSD was revised to require a

pedestrian entrance from a commercial corridor. Where a pedestrian entrance cannot be provided, through the CSD Modification process the project must provide more windows, interior views or interior displays as part of its building façade, and provide alternative publicly accessible space, such as a courtyard, garden, covered walkway or other green space.

18. Based on testimony from the July 28, 2016 public hearing and revised recommendations from the CSD Committee, the CSD was revised to maintain the Lake Avenue Mixed Use 'Center' Area height limit as 35 feet. The height limit for all other commercial zones in Altadena is a maximum 35 feet with up to 20 percent of the building footprint allowed maximum three stories or 45 feet for architectural interest or to accommodate mechanical equipment.

19. Based on testimony from the July 28, 2016 public hearing and revised recommendations from the CSD Committee, the CSD was revised for all drive-through establishments to require a CUP. In addition to the prescribed development standards, a CUP ensures that adequate analysis of impacts from individual proposed establishments is conducted.

20. Based on testimony from the July 28, 2016 public hearing, consultation with Public Works staff and revised recommendations from the CSD Committee, the CSD was revised for fence, wall and hedge requirements to allow taller fences, walls and hedges within the front yard, depending on the type of lot and design of the fence or wall. For certain six-foot tall fences and walls on interior lots, open and non-view obscuring elements are required to be incorporated into the fence or wall based on distance from the highway line. Live plants are also required for six-foot tall fences and walls on corner and reversed-corner lots. The list of materials was also updated to list prohibited materials to allow greater flexibility with future fence and wall design.

21. Based on testimony from the July 28, 2016 public hearing and revised recommendations from the CSD Committee, the CSD was revised to eliminate any new parking required for additions to retail and restaurant uses on lots between 2,500 and 5,000 square feet.

22. Based on revised recommendations from the CSD Committee, the CSD was revised to define for odd-shaped lots the front yard as that portion adjacent to the street.

23. While testimony was given during the July 28, 2016 public hearing regarding the Charles Company development at 2246 Lake Avenue, the Charles Company project is not part of the CSD Update. However, comments regarding the design of Charles Company development informed the proposed commercial standards.

24. While testimony was given during the July 28, 2016 public hearing regarding condominium development, mixed use development, and increased density as a result of the CSD, no CSD revisions are necessary. Condominiums is a form of ownership and subject to the state Subdivision Map Act as well as Title 21 (Subdivision Ordinance) of the County Code, including a public hearing. The CSD Update does not propose any physical change or changes to Title 21. Mixed use development is regulated through countywide zoning regulations, and no changes are proposed as part of the CSD Update. Density is regulated through the General Plan and Community Plan, and no changes are proposed as part of the CSD Update.

25. While testimony was given during the July 28, 2016 public hearing regarding short-term rentals, such as Airbnb, VRBO and others, no CSD revisions have been proposed. Efforts are already underway within the County to analyze online short term residential rentals, and a countywide ordinance to address such uses would be appropriate. Should any specific issues to Altadena arise that are not addressed by a countywide ordinance, then further updates to the CSD would be appropriate at that time.

26. While testimony was given during the July 28, 2016 public hearing regarding existing CSD hillside and gross structural area ("GSA") regulations, no additional CSD revisions have been proposed. The CSD Update limits hillside amendments to that necessary for consistency with the countywide Hillside Management Areas ordinance update. Where any modification is necessary, the CSD reduces the required permit from a CUP to the revised CSD Modification process, which allows individual homeowners to request modifications to standards, including GSA.

27. On October 26, 2016, the Commission conducted a continued public hearing to consider the Altadena CSD Update. A presentation on the project was given by Department staff. Thirty (30) speakers from the community gave testimony to the Commission.

28. During the October 26, 2016 public hearing, testimony primarily addressed:
    - Approval of the Proposed CSD Draft;
    - Fences, walls, and hedges standards; and
    - Environmental Impacts from enforcement of fences, walls, and hedges standards.

29. On October 26, 2016, the Commission closed the public hearing to consider the Altadena CSD Update, and recommended to the Board that the Board approve (1) the proposed Altadena CSD Update; and (2) the Negative Declaration.

30. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA"), and the initial study concluded that this

regulatory action will not have a significant effect on the environment. Based on the Initial Study, Department staff has prepared a Negative Declaration for this project. The Commission finds that the proposed amendments to the Zoning Ordinance will not have a significant effect on the environment pursuant to the CEQA guidelines and the Los Angeles County Environmental Document Procedures and Guidelines.

31. Factors considered in the Initial Study include the CSD Update not changing or conflicting with any General Plan or Community Plan policy. The General Plan includes the Community Climate Action Plan 2020 ("CCAP"), which applies to new construction as well as existing uses within the community. Regarding drive-throughs, currently drive-throughs are permitted throughout Altadena except a small area on Lake Avenue. The CSD Update will remove the ban on drive-throughs in this small area, as well as establish permitting and development standards for any new drive-through throughout Altadena that ensures compatibility, including a CUP process and requirements such buffering and setbacks of the drive-through area. This amendment also potentially reduces air quality impacts such as greenhouse gas emissions (GHG) and vehicles mile traveled by allowing uses to establish where retail is in demand within Altadena. The CUP also ensures that site-specific environmental analysis will be conducted, and current regulations require Public Works review for driveway locations. Regarding building heights and FAR, these amendments are consistent with adopted standards in the Community Plan.

32. With revisions to the CSD draft, Department staff considered additional factors in determining whether the Initial Study prepared was adequate for the project. Revisions to the CSD draft include requiring open and non-view obscuring fence materials for certain fences and walls, lowering the height limit for the Lake Avenue Mixed-Use 'Center' Area, eliminating new parking requirements for retail and restaurant additions for certain lots, requiring a CUP for all drive-throughs, and requiring a pedestrian entrance from commercial corridors. These revisions would not create a significant effect on the environment related to aesthetics, air quality, GHG emissions, noise, population and housing, and traffic. Therefore, the Negative Declaration prepared remains the appropriate environmental document.

33. The Commission finds that the CSD Update balances the input from a diverse constituency while striving to maintain the health, safety and welfare of the entire community. The CSD Update addresses many areas, including difficult and sensitive issues such as front yard fences, walls and hedges; and commercial pedestrian-oriented design. The CSD Update incorporates local development standards which reflect the community's interest and the best interest of the County.

34. The Commission finds that the CSD Update meets the need to address conditions specific to the community of Altadena. For many years, the development pattern within Altadena has resulted in numerous over-height fences and hedges that may not ensure the safety of vehicles, bicyclists and pedestrians. The CSD Update includes revised standards with considerable consultation with Public Works, and reflects the minimum standards necessary for safety as well as aesthetic and community character concerns. Modification of these minimum standards must further demonstrate that line of sight needs specific to that property are maintained for safety. The CSD Update also includes residential uses that allow for some flexibility for homeowners while incorporating appropriate permitting and development standards to ensure neighborhood compatibility. Home-based occupations with associated development standards are added to the R-1 zone, and bed and breakfast establishments are added to the R-1 and R-2 zones with a CUP and development standards. The CSD Update will also remove the ban on drive-throughs in a small portion of Altadena, and add discretionary permitting and development standards for all new drive-throughs to ensure compatibility.

35. The Commission finds that the revised development standards will appropriately address the unique character of Altadena. This includes certain residential neighborhoods where front yard setbacks vary widely within the block, and in such cases where modification is necessary that the CSD Modification process ensures neighbor notification and decisions based on the merits of the request. In commercial areas, the revised development standards include signage, pedestrian-friendly design, architectural features, setbacks, and visual interest, to ensure that Altadena's commercial areas are a well-designed, community-oriented and higher quality built environment while safeguarding sensitive residential uses.

36. The Commission finds that the CSD Update streamlines the process and balances certainty with community input for procedures outlined in the CSD. The CSD Modification is revised to standardize the procedure for applicants, and reduces the burden for homeowners from the current requirement for a CUP. The CSD Modification also ensures that neighbors and the Town Council may provide input on modifications while the decision for each request is based on its merits. For CSD Modifications regarding fences and walls, additional studies are required to ensure that line of sight is maintained for safety.

37. The Commission finds that the other amendments related to the CSD Update, including the Minor CUP process, are necessary to comply with the state Government Code and Public Resources Code. This includes a requirement for a public hearing and for appeal options.

38. The Commission finds that the CSD update is consistent and implements the goals and policies of the adopted General Plan, Community Plan, and the Altadena

Vision Document, in a manner which protects the health, safety and general welfare of the community.

39. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, Hall of Records, 320 West Temple Street, 13th Floor, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Community Studies North Section, Los Angeles County Department of Regional Planning.

NOW, THEREFORE, BE IT RESOLVED THAT, the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board certify completion of and adopt the attached Negative Declaration and find that the proposed amendments to Title 22 will not have a significant effect on the environment;

2. That the Board hold a public hearing to consider the proposed amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code, to amend the Altadena Community Standards District and associated map; and

3. That the Board adopt an ordinance containing amendments to Title 22 recommended by this Commission, and determine that the amendments are compatible with and supportive of the goals and policies of the Los Angeles County General Plan and Altadena Community Plan.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on October 26, 2016.

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By _____
JILL M. JONES
Senior Deputy County Counsel

VOTE:

Concurring: Smith, Louie, Pedersen, Modugno

Dissenting: 0

Abstaining: Shell

Action Date: October 26, 2016

SMT:dm:rdm
10/26/16

DRAFT ORDINANCE

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning – of the Los Angeles County Code related to the Altadena Community Standards District.

SECTION 1. Section 22.20.100 is hereby amended to read as follows:

…

-- Residences, senior citizen, subject to the conditions listed in Section 22.56.235.

~~-- Residences, single-family, in the Altadena Community Standards District, where the provisions of Section 22.44.127 cannot be met.~~

-- Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the state of California, in which no pupil is physically restrained, but excluding trade or commercial schools.

…

SECTION 2. Section 22.44.127 is hereby amended to read as follows:

22.44.127 Altadena Community Standards District

A. Intent and Purpose

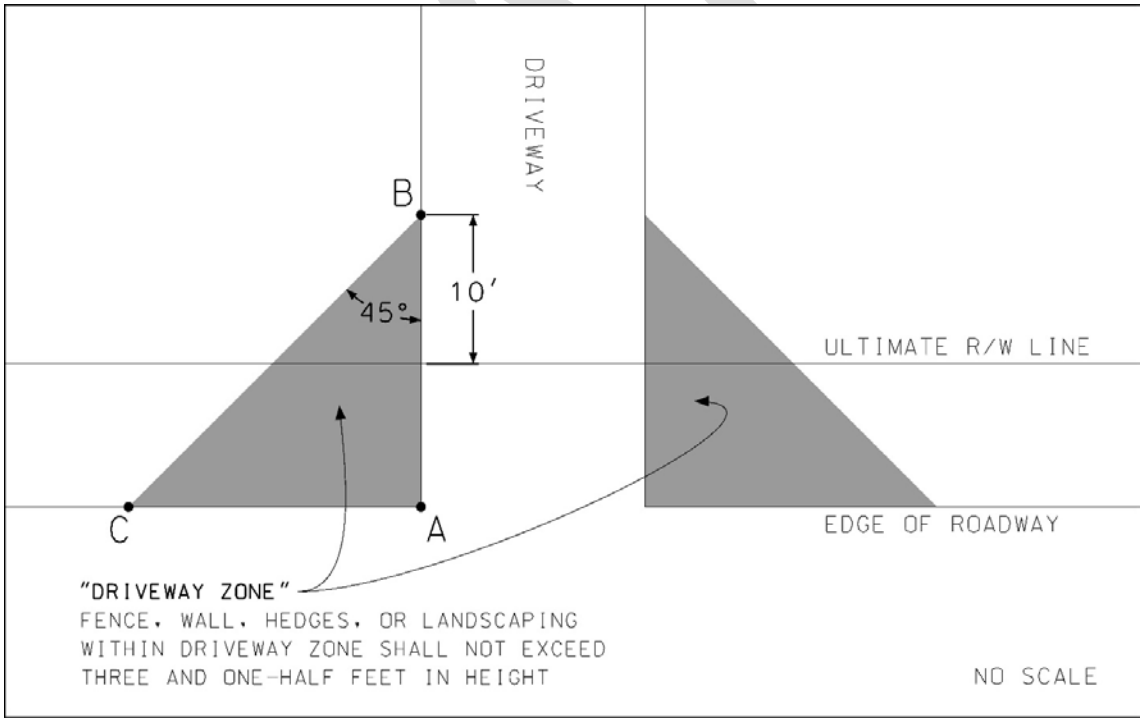
The Altadena Community Standards District ("CSD") is established to ensure that new and expanded structures are compatible in size and scale with the characteristics of surrounding residential neighborhoods, protecting the light, air, and privacy of existing single-family residences from negative impacts <u>while providing certain flexibility within residential areas</u>. The CSD is also established to <u>revitalize commercial centers, improve the pedestrian nature of commercial streets, and to</u> minimize the visual and environmental impacts of development in hillside management areas.

B. Definitions

The following terms are defined solely for this CSD.

1. **Bedroom**. Any habitable room or space with a closet which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking, or dining purposes.
2. **Driveway Zone.** The triangular areas created on both sides of a driveway delineated by the following three points:
    1. Point "A" is the point at which the existing edge of the driveway meets the edge of roadway or top of curb if present;
    2. Point "B" is the point along the edge of the driveway located ten feet back from the ultimate right of way line towards the property; and
    3. Point "C" is the point at which a line that is extended from Point "B" at a 45 degree angle meets the edge of the roadway or top of curb if present as illustrated by Figure 22.44.127-A: Driveway Zone.

Figure 22.44.127-A: Driveway Zone



3. **Ridgelines.** The line formed by the meeting of the tops of sloping surfaces of land.

4. **Significant ridgelines.** Highly visible ridgelines that dominate the landscape.

~~B~~C. ~~Description of~~ District Map

The boundaries of ~~the District~~ this CSD are ~~coterminous with the boundaries of the Altadena Community Plan. The map of the District follows this Section.~~ shown on Map 22.44.127-A: Altadena CSD Boundary, at the end of this Section.

D. Applicability

(Reserved)

E. Application and Review Procedures

(Reserved)

~~C~~F. Community Wide Development Standards

1. **Landscaping.** Where landscaping is required by this CSD, it shall be maintained through regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.

2. **Hillside Management.**

a. ***Applicability.*** The provisions of this Subsection shall apply in hillside management areas, as defined in Section 22.08.080, except for:

i. Applications submitted to the Department ~~of Regional Planning~~ and deemed complete prior to the effective date of the ordinance ~~creating~~ establishing this Subsection, provided that plans submitted with the application depict all proposed grading and structures.

ii. Changes to applications approved by the Department ~~of Regional Planning~~ prior to the effective date of the ordinance ~~creating~~ establishing this Subsection, provided that such changes:

(A) Do not cumulatively increase the previously approved floor area or height of any structure by more than 10 percent; and

(B) Do not cumulatively increase the previously approved amount of grading to more than 2,500 total cubic yards of cut plus fill material.

iii. Applications to repair or reconstruct a damaged or destroyed structure that was legally established prior to the effective date of the ordinance ~~creating~~ establishing this Subsection.

b. ***Permits Required.***

i. Minor Conditional Use Permit. A Minor Conditional Use Permit, as provided in Section 22.56.085 shall be required for any development that is not otherwise subject to a Conditional Use Permit pursuant to Section 22.56.215~~5~~7 (Hillside Management Areas), except for:

(A) Additions to a structure that was legally established prior to the effective date of the ordinance creating this Subsection;

(B) New accessory structures; and

(C) Development designed so that all areas with a natural slope of 25 percent or greater remain in a natural state.

~~ii. Applications for a minor conditional use permit shall include the information required by Section 22.56.215.D and shall substantiate the burden of proof required by Sections 22.156.090, 22.56.21.F.1.a, and 22.56.215.F.1.b.~~

~~c. ***Grading.***~~

ii. Conditional Use Permit. A Conditional Use Permit, as provided in Part 1 of Chapter 22.56, shall be required for any grading on a lot ~~or parcel of land~~ that cumulatively exceeds 2,500 total cubic yards of total cut plus total fill material, excluding any grading approved prior to the effective date of the ordinance ~~creating~~ establishing this Subsection.

c. **Development Standards**.

i. Any application for grading involving the off-site transport of 1,000 or more cubic yards of material, shall include a haul route, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.

ii. Any grading occurring during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, shall be subject to the requirements deemed necessary by the Department of Public Works to prevent runoff and erosion.

iii. Additional Development Standards for Conditional Use Permits. In addition to the development standards in this subsection and for a Conditional Use Permit pursuant to Section 22.56.217, the development shall comply with Table 22.44.127-A, below, where applicable:

TABLE 22.44.127-A:HILLSIDE DESIGN DEVELOPMENT STANDARDS	
Grading and Topography	• Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures. • Terracing and retention walls, if unshielded by landscaping and visible from downslope, are designed with varied gradients and curvilinear shapes that mimic or blend into surrounding contours.
Views and Screening	• Structures, retention walls, and graded areas are screened by landscaping and vegetation. • Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope.
Surfaces and Reflectance	• Structures incorporate articulated surface faces instead of flat blank walls. • Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less.
Landscaping	• Where new tree planting occurs, new trees blend with surrounding vegetation.
Trails	• Existing trail right-of-ways or trail heads within the project, dedicated to the County as of the effective date of the ordinance establishing this Subsection B, are improved if necessary to ensure their ongoing use.

~~ii~~d. ***Additional Findings for Conditional Use Permits***. ~~In approving a conditional use permit for grading, the Hearing Officer or Regional Planning Commission shall make the following findings in addition to those required by Section 22.56.090:~~ In addition to the findings required under Section 22.56.090 and Section 22.56.217 (Hillside Management Areas), the Hearing Officer shall approve a conditional use permit where the information submitted by the applicant and/or presented at public hearing substantiates that the project complies with the additional development standards in this Section. ~~following findings in addition to those required by Section 22.158.050.B (Findings)~~:

~~(A) The grading is designed to minimize disturbance to the natural hillside by clustering building pads and structures near existing paved streets, on areas with the flattest terrain, or on areas with the least visual impact; and~~

~~(B) The overall development minimizes visual and environmental impacts to the surrounding area. In making this finding, the Hearing Officer ore Regional Planning Commission shall require projects to comply with the following development standards regarding hillside design, where they apply to the project:~~

~~***Grading and Topography***~~	~~• Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures.~~ ~~• Terracing and retention walls, if unshielded by landscaping and~~

	~~visible from downslope, are designed with varied gradients and curvilinear shapes that mimic or blend into surrounding contours.~~
~~***Views and Screening***~~	~~• Structures, retention walls, and graded areas are screened by landscaping and vegetation.~~ ~~• Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope.~~
~~***Surfaces and Reflectance***~~	~~• Structures incorporate articulated surface faces instead of flat blank walls.~~ ~~• Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less.~~
~~***Landscaping***~~	~~• Where new tree planting occurs, new trees blend with surrounding vegetation.~~
~~***Trails***~~	~~• Existing trail right-of-ways or trail heads within the project, dedicated to the County as of the effective date of the ordinance establishing this Subsection B, are improved if necessary to ensure their ongoing use.~~

~~In addition to these required design standards,~~ The Hearing Officer ~~or Regional Planning Commission~~ may require that the applicant incorporate additional design standards which would further the purpose of this CSD in minimizing the visual and environmental impacts of development in hillside management areas. Such standards may include, but are not limited to, requiring that visible topsoils used as grading fill match the color and texture of rocks and soils naturally occurring on site, requiring that project structures use matte or rough surfacing to diminish reflectances, requiring that stands of native vegetation are preserved or expanded, and requiring that mature trees are preserved.

~~iii. Any application for grading involving the off-site transport of 1,000 or more cubic yards of material, shall include a haul route for review and approval by the Department.~~

~~iv. Any grading occurring during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, shall be subject to mitigation measures deemed necessary by the Department of Public Works to prevent runoff and erosion.~~

~~d~~3. **Significant Ridgeline Protection.** ~~Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are highly visible ridgelines that dominate the landscape. The locations of the significant ridgelines within the CSD are shown on the map following this Section.~~

a. The locations of the significant ridgelines within this CSD are shown on Map 22.44.127-B: Significant Ridgelines, at the end of this Section.

~~i~~b. The highest point of any structure shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, ~~roof-mounted solar panels~~ structure-mounted small scale solar energy systems, and small-scale wind energy ~~conversion~~ systems.

~~ii. Any modification to the standards set forth in subsection 2.d.i. shall require a conditional use permit, pursuant to Part 1 of Chapter 22.56. In approving such conditional use permit, the Hearing Officer or Regional Planning Commission shall make the following findings in addition to those required by Section 22.56.090:~~

~~(A) Alternative sites within the project site have been considered and rejected due to the presence of documented hazards or the potential for greater damage to biota, as determined by a biologist; and~~

~~(B) The overall development is designed to comply with the development standards provide in subsection C.2.c.ii.b.~~

4. **Historic Preservation**.

a. ***Significant Properties***. The following structures may be of historic or architectural significance:

i. 1849-1879 Lake Avenue: Saint Elizabeth's Catholic Church. Map Book 5848, page 1, Parcels 8, 10, 11 and 15. Map 1 Altadena, all of Lot 30;

ii. 2184 Lake Avenue: Eliot School. Map 5845, page 9, Lots 1—14 of Lake Avenue Heights, and Lot 900, a portion of Grogan Tract;

iii. 2245 Lake Avenue: Pacific Electric Railway Substation No. 8. Map Book 5845, page 21, Parcel 35. Map 1 Altadena, portions of Lot 8 and Lot 9;

iv. 2366 Lake Avenue: Altadena Library. Map Book 5845, page 5, Parcel 32. Tract No. 7832, Lots 66, 67, 68 and 69; and

v. 2455 Lake Avenue, 835—875 Mariposa Street and 2520 and 2526 El Molino Avenue: Woodbury Building. Map Book 5845, page 17, Parcels 10 and 14. Map 1 Altadena, portions of Lots 3 and 4.

b. ***Alteration***. Any expansion, addition, alteration or demolition of the structures listed in subsection 4.a above, is subject to the provisions of this Altadena CSD. Notice of application shall be sent to Altadena Heritage thirty (30) days prior to any action.

c. ***Designated Landmarks and Historic Districts***. Notwithstanding the provisions herein, any building or structure designated as a landmark

or within a historic district shall be regulated under Part 28 of Chapter 22.52 (Historic Preservation Ordinance).

~~D~~G. Zone Specific Development Standards

1. **Zone R-1.**

a. ***Yard Requirements ~~and Height Limits~~.***

i. Except as provided below, Section 22.20.120 (Yard Requirements) relating to yards shall remain applicable. Except as established in Part 5 of Chapter 22.44 (Setback Districts), the provisions of this CSD shall supersede the provisions of Section 22.20.120 as follows, as noted in Table 22.44.127-B:~~The standards for yards and heights shall be based on the size of the lot or parcel as noted in the following table, except as specified in subsections Diaii through Diavi:~~

TABLE 22.44.127-B: YARD REQUIREMENTS					
Lot Size (net square feet)	**Minimum Yard Dimensions (linear feet): Front**	**Minimum Yard Dimensions (linear feet): ~~Back~~ Rear**	**Minimum Yard Dimensions (linear feet): Side Interior and Corner**	**Minimum Yard Dimensions (linear feet): Side Reverse Corner**	**~~Maximum Height (linear feet):~~**
~~40,000+~~	~~20~~	~~35~~	~~5~~	~~10~~	~~35~~
~~39,999~~ ≥20,000	Smallest front yard on same block (min. 20)	35	10 percent of average lot width (min. 5)	10 percent of average lot width (min. 10)	~~35~~
<20,000 ~~13,000-19,999~~	Smallest front yard on same block (min. 20)	25	10 percent of average lot width (min. 5)	10 percent of average lot width (min. 10)	~~30~~
~~<13,000~~	~~20~~	~~25~~	~~5~~	~~10~~	~~30~~
~~Flag lots <7,500~~	~~10~~	~~10~~	~~10~~	~~10~~	~~30~~

ii. The front yard shall not be less than the smallest front yard of a legally established residence ~~average depth of all of the front yards~~ on the same side of the street on the same block, but in no case less than 20 feet, as illustrated in Figure 22.44.127-B~~. A vacant lot shall not be included in the computation for this purpose~~.

~~iii. Each side yard shall not be less than 10 percent of the average width of the lot, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards.~~

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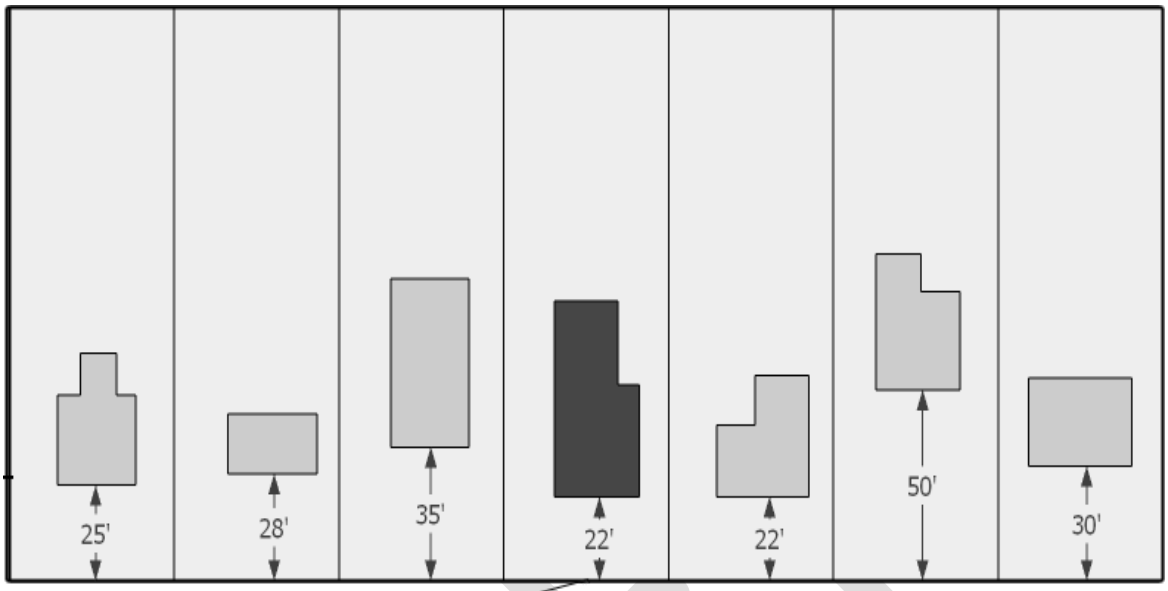
Figure 22.44.127-B: Minimum Front Yard Setbacks



iiiv. ~~Each required yard shall not be less than 15 feet where any portion of a residence or other structure within that yard exceeds 23 feet in height.~~ Except as provided in Section 22.48.120 (Projections into Yards), no portion of any structure shall exceed 23 feet in height where located within 15 feet of any property line.

~~v. Where fill material has been placed on a lot or parcel after such lot was legally created, height shall be measured from the previously existing grade.~~

~~vi. The maximum number of stories above grade shall be two. A "basement" as defined in Section 22.08.020,B, shall be considered a story above grade, while a "cellar" as defined in Section 22.08.030,C, shall not be considered a story above grade.~~

b. ***Height Limits.***

i. Except as provided below, Section 22.20.110 (Height Limits) shall remain applicable. The provisions of this CSD shall supersede the provisions of Chapter 22.20.110 as follows, as noted in Table 22.44.127-C:

TABLE 22.44.127-C: HEIGHT LIMITS	
Lot (net square feet)	Maximum Height (linear feet):
≥ 20,000	35
<20,000	30
Flag Lots	30

ii. Where fill material has been placed on a lot after such lot was legally created, height shall be measured from the previously existing grade. Where material has been cut on a lot after such lot was legally created, height shall be measured from the grade that results from such cut.

iii. The maximum number of stories above grade shall be two. A "basement" as defined in Section 22.08.020, B, shall be considered a story above grade, while a "cellar" as defined in Section 22.08.030, C, shall not be considered a story above grade.

c. ***Fences and Walls.***

i. Applicability.

(A) All new fences, walls, hedges and landscaping shall comply as of the effective date of this ordinance that added subsection G.1.c to this CSD.

(B) Any existing fence, wall, hedge or landscaping that does not comply must be removed or made to comply, within five years of the effective date of this ordinance that added subsection G.1.c to this CSD.

ii. Maximum Height. Except as provided herein, Section 22.48.160 (Fences and Walls) relating to fences and walls shall remain applicable. Notwithstanding subsection G of Section 22.48.160, the height of a fence or wall shall be measured inclusive of any architectural feature, fixture, or support element attached to or part of said fence or wall.

iii. Front Yards.

(A) Fences and Walls.

(1) Fences and walls located in a required front yard at a distance greater than 10 feet from the ultimate right-of-way line, shall not exceed six feet in height.

(2) Fences and walls located in a required front yard within 10 feet of the ultimate right-of-way line shall comply with the height requirements pursuant to subsection A of Section 22.48.160.

(B) Hedges and Landscaping. Where hedges and landscaping are located within a required front yard and form a barrier serving the same purpose as a fence or wall, the height requirements of this subsection G.1.c.ii. (A) shall apply.

iv. Corner Side Yards. Fences, walls, and hedges and landscaping within a required corner side yard shall comply with the provisions of subsection B of Section 22.48.160.

v. Location. Notwithstanding the provisions of this CSD, any fence, wall, hedges or landscaping shall comply with Section 22.48.115, Section 22.48.150, and Chapter 16 (General Regulations) of Title 16 (Highways) of the County Code.

vi. Materials. All portions of new or replacement fences and walls in required yards shall be constructed of stone, brick, rock, block, concrete, wood, stucco, tubular steel, wrought iron, vinyl or a combination thereof. Chain link fencing may only be used where covered and visually obscured with plant material.

~~b~~d. ***Gross Structural Area and Lot Coverage.***

i. The gross structural area (GSA) of a residence includes the total floor area of all enclosed areas, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles. Lot coverage shall include all structures erected on the property.

ii. The maximum GSA or lot coverage shall be determined by the following formula:

GSA or Lot Coverage = (.25 x net lot area) + 1,000 square feet

iii. In no event shall the maximum GSA or maximum lot coverage exceed 9,000 square feet.

~~c~~e. ***Parking.***

i. Except as provided below, Part 11 of Chapter 22.52 (Parking), including required onsite parking together with a maneuvering area (maneuvering aisle) and driveway, shall remain applicable. The provisions of this CSD shall supersede the provisions of Section 22.52.1180 as follows, as noted in Table 22.44.127-D: ~~Each~~

~~residence shall provide on-site the required number of vehicle parking spaces, together with a maneuvering area and driveway, as follows:~~

TABLE 22.44.127-D: RESIDENTIAL PARKING	
Number of Bedrooms	***Number of Parking Spaces***
1 to 4	2
5 or 6	3
7 or more	4 (plus 1 space for every 2 additional bedrooms)

ii. Where ~~more than two~~ three or more parking spaces are required, per Table 22.44.127-D, above, such spaces may be uncovered and developed in tandem.

~~iii. "Bedroom" means any habitable room or space with a closet which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking or dining purposes.~~

~~d. Except as provided below, all sections of Part 2 of Chapter 22.48 relating to yards shall remain applicable. The provisions of this Community Standards District shall supersede the provisions of Part 2 of Chapter 22.48 as follows:~~

~~i. The flag lot yard provisions of Section 22.48.050 are hereby modified and not applicable to yards of 7,500 square feet or greater;~~

~~ii. The front yard provisions of Section 22.48.060, 22.48.070, and 22.48.080, are hereby modified by the provisions of subsection D.1.a.ii;~~

~~iii. The side yard provisions of Sections 22.48.090 and 22.48.100 are hereby modified by the provisions of subsection D.1.a.iii;~~

~~iv. The accessory building provisions of subsections A and D of Section 22.48.140 shall not be applicable; and~~

~~v. The yard modification provisions of Section 22.48.180 shall not be applicable.~~

~~e~~f. The provisions of this Community Standards District do not supersede ~~the nonconforming use provisions of~~ Part 10 of Chapter 22.56, (Nonconforming Uses, Buildings and Structures), except that: ~~as provided below:~~

~~i.~~ Section 22.56.1510.G. (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards) relating to repair of damage shall be superseded by the

following provisions: any single-family residence building or structure nonconforming due to use and/or standards which is damaged or destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 per cent of the total market value of the building or structure as determined by the methods set forth in Section 22.56.1510.G.1.a and b.

g. ***Home-Based Occupations.*** Except as provided below, Section 22.22.020 (Home-Based Occupations-Regulations) relating to home-based occupations shall remain applicable.

i. Number of Home-Based Occupations. A maximum of two home-based occupations is permitted per property, where no more than one client visit or one client vehicle per hour per property shall be permitted.

ii. Number of Employees. No more than two persons not residing on the property may be employed, either for pay or as a volunteer, to work on the property as part of a home-based occupation, for a maximum total of two non-resident employees per property.

iii. Notwithstanding the prohibitions in subsection B of Section 22.20.020, the following home-based occupations may be permitted:

-- Photography laboratories, digital, where:

(1) Any non-digital photography or film laboratory activities or materials, other than for occupant's own use, shall be prohibited; and

(2) All processing operations of the home-based occupation activity shall be conducted in an approved indoor space.

-- Picture framing, where:

(1) Only assembly of finished wood or other finished products shall be permitted;

(2) All paints, stains and varnishes shall be used in a properly-ventilated area, and shall cause no odors or toxic chemicals to be detected beyond the property; and

(3) All home-based occupation activity must be conducted in an approved indoor space.

-- Seamstress or tailor, where:

(1) A maximum of four sewing machines shall be permitted for the home-based occupation;

(2) Such sewing machine shall be non-commercial, non-industrial and domestic only; and

(3) All home-based occupation activity shall be conducted in an approved indoor space.

h. ***Bed and Breakfast Establishments.*** If a Conditional Use Permit (Section 22.56.010) application has first been approved, property in Zone R-1 may be used for a bed and breakfast establishment with three or more rooms made available for guests, if the Commission or Hearing Officer additionally finds that the facility will not have a disruptive effect on the neighborhood. In addition to the conditions imposed pursuant to Section 22.56.100 (Permit - Additional Conditions Imposed When), the Commission or Hearing Officer may modify any of the prescribed development standards, below:

i. The property shall have an area of not less than 10,000 square feet;

ii. The facility shall be operated and maintained by the owner or lessee of the property, and it shall constitute the primary residence of the owner or lessee;

iii. All guest rooms shall be located within the primary residence;

iv. Stays for any paying guests shall not exceed 14 consecutive days, and shall be not more than 30 days for such guest in any calendar year;

v. Kitchens and other cooking facilities shall be prohibited in any guest room within the establishment;

vi. There shall be one onsite parking space, which may be uncovered, served by all-weather access, for each guest room available for paying guests;

vii. The serving or consumption of food or beverages, including any alcoholic beverages, shall be restricted to residents and guests of the facility. No restaurant or similar activity that is open to the general public, shall be permitted;

viii. Any use of the establishment for commercial special events shall be specifically authorized by a Conditional Use Permit; and

ix. One wall-mounted or freestanding sign shall be permitted, provided that such sign does not exceed four square feet in sign area or eight square feet in total sign area, and does not exceed

a height of 42 inches measured vertically from ground level at the base of the sign.

~~f. Modification Procedure. The standards contained in this section may only be modified if a conditional use permit has first been approved as provided in Part 1 of Chapter 22.56 and while such permit is in full force and effect in conformity with the conditions of such permit.~~

2. **Zone R-2.**

a. ***Height Limits.***

i. Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.

ii. On lots ~~or parcels of land~~ with a size of 20,000 square feet or less, the maximum height of any structure shall be 30 feet.

b. ***Front Yards.*** At least 50 percent of any required front yard shall be landscaped.

c. ***Building Design.***

i. Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features ~~deemed appropriate by the Director~~.

ii. The floor area of any story above the first story shall be at least 20 percent less than the floor area of the first story and the reduced footprint of such story shall be set back from the side and/or rear of the first story's structure, but not from the front of the first story's structure. Attached garages and other attached non-living areas shall be included in computing the floor area of the first story.

d. ***Bed and Breakfast Establishments.*** If a Conditional Use Permit (Section 22.56.010) application has first been approved, property in Zone R-2 may be used for a bed and breakfast establishment pursuant to subsection G.1.h of this Section.

~~d. Modification of Development Standards.~~

~~i. The director may permit modifications to the development standards set forth in subsections D.2.a and D.2.b provided that an applicant demonstrates to the satisfaction of the director all of the following:~~

(A) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships;

(B) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to the other properties within the area governed by the Community Standards District; and

(C) That granting the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this Community Standards District or the Altadena Community Plan.

ii. Application. The procedure for filing a request for modification shall be the same as that for director's review as set forth in Part 12 of Chapter 22.56, except that the applicant shall also submit:

(A) A list, certified to be corrected correct by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property, and as owning property within 500 feet from the exterior boundaries of the subject property;

(B) Two sets of gummed mailing labels for the property owners referenced above with the property owners' names and addresses, and one photocopy of the labels;

(C) A map drawn to a scale of 1" = 100' indicating the location and owners of all such properties; and

(D) A filing fee, as set forth in Section 22.60.100, equal to that required for a Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.

iii. Notice. Not less than 30 calendar days prior to the date an action is taken, the director shall send a notice by certified mail of the pending application to the Altadena Town Council and the property owners on the list provided by the applicant pursuant to subsection d.ii.A, indicating that the town council or any such property owner may oppose the granting of such modification by filing with the director a written protest described in subsection d.iv, within 14 calendar days from the date of the notice.

~~iv. Written protests. Written protests will be accepted only from those persons notified pursuant to subsection d.iii, and shall demonstrate how the application for a modification fails to meet the burden of proof in subsection d.i, and Section 22.56.1690. Those written protests submitted by different co-owners of the same lot or parcel of land shall be deemed one written protest; those written protests submitted by different members of the Altadena Town Council on behalf of the town council shall also be deemed one written protest.~~

~~v. Decision.~~

~~(A) The director shall approve an application for a modification where not more than two written protests are received pursuant to subsection d.iv, where the application complies with Section 22.56.1690, and where the director determines that the application has satisfactorily demonstrated the matters required by subsection d.i. If the director approves the application, the director shall send notice by certified mail to the applicant, the town council, and all of the property owners identified in subsection d.ii.A.~~

~~(B) If three or more written protests are received pursuant to subsection d.iv, or the director determines that the application does not comply with Section 22.56.1690, or the application has not satisfactorily demonstrated the matters required by subsection d.i, the application shall be denied. If the director denies the application for any reason, including the reason that three or more written protests have been received, the director shall send notice of the decision by certified mail to the applicant, the Altadena Town Council, and the property owners identified in subsection d.ii.A. The notice shall indicate that the applicant may file an appeal within 14 calendar days of the date on the notice with a request for a public hearing before the hearing officer.~~

~~vi. Appeal. If the applicant files an appeal, the appeal shall be scheduled for a public hearing before a hearing officer. The applicant shall pay the additional fee for a public hearing set forth in Section 22.60.100 under Site Plan Review, Director's Review for Modification of Development Standards in a Community Standards District. All procedures related to the~~

~~appeal and the public hearing shall be the same as those for a conditional use permit, except as set forth in subsection d.vii.~~

~~vii.Hearing officer decision. The hearing officer shall approve or deny the application pursuant to the principles and standards of Section 22.56.090. The decision of the hearing officer shall become effective on the date of the decision and shall not be subject to further administrative appeal.~~

3. **Zone R-3.**

   a. ***Height Limits.*** Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.

   b. ***Interior Side Yards.***

      i. Any required interior side yard that adjoins a single-family or two-family residentially-zoned lot shall be landscaped, which landscaping shall include shrubbery and/or trees to shield the adjoining property.

      ii. No driveway, walkway, patio slab, or other area constructed of concrete, asphalt, or similar material shall be permitted in any required interior side yard that adjoins a single-family or two-family residentially-zoned ~~parcel~~ lot.

      iii. No uncovered porch, platform, landing, deck, or balcony may project into a required interior side yard that adjoins a single-family or two-family residentially-zoned ~~parcel~~ lot.

   c. ***Rear Yards.*** Rear yards that adjoin a single-family or two-family residentially-zoned ~~parcel~~ lot, shall include a landscaped area with a minimum depth of 10 feet measured from the rear property line. Such landscaped area shall include shrubbery and/or trees to shield the adjoining property. At least one tree, with a minimum size of 15 gallons, shall be provided for every 250 square feet of landscaped area.

   d. ***Building Design.*** Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features ~~deemed appropriate by the Director~~.

   e. ***Structure Height and Setback.*** For structures exceeding 25 feet in height that are located on a lot adjoining a single-family or two-family residentially-zoned ~~parcel~~ lot:

i. The maximum height of the structure at the inside boundary of the interior side yard adjoining the single-family or two-family residentially-zoned ~~parcel~~ lot shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said interior side yard for every two feet in height; and

ii. The maximum height of the structure at the inside boundary of the rear yard adjoining the single-family or two-family residentially-zoned ~~parcel~~ lot shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said rear yard for every foot in height.

f. ***Residentially Zoned Property Outside Unincorporated Territory.*** For purposes of Subsections G.3.b through G.3.e, above, all requirements related to a structure and/or property adjoining a single-family or two-family residentially-zoned ~~parcel~~ lot shall apply to such structure and/or property regardless of whether or not the single-family or two-family residentially-zoned ~~parcel~~ lot is located within incorporated or unincorporated territory.

~~g. Modification of Development Standards. The director may permit modifications to the development standards set forth in subsections D.3.a through D.3.e, pursuant to the provisions set forth in subsection D.2.d.~~

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4. **All Commercial Zones.**

a. ***Permitted Uses***.

i. Drive-through Facilities. Drive-through facilities shall be permitted as follows:

(A) Where located on a lot that adjoins a residentially zoned lot, if a Conditional Use Permit (Section 22.56.010) application has first been approved, a drive-through facility may be permitted. In addition to the conditions imposed pursuant to Section 22.56.100 (Permit - Additional Conditions Imposed When), the Commission or Hearing Officer may modify any of the prescribed development standards, below:

(1) A cleanup plan shall be submitted as part of the application;

(2) The location of the drive-through area, including cashier microphone, speakers and drive-through lane, shall be at least 20 feet from the adjacent residentially zoned lot;

(3) Hours of operation for the drive-through shall be no earlier than 6:00 a.m. and no later than 12:00 a.m.; and

(4) A buffer, which may include a solid wall, shall be depicted on the site plan, and provided to reduce noise trespass from the drive-through.

(B) Where located on a lot that does not adjoin a residentially zoned lot, if an application for a Site Plan Review for Modification of Development Standards in a Community Standards District, except transit oriented districts, has first been approved, along with a cleanup plan, a drive-through facility may be established to operate 24 hours.

ii. Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. In addition to the standards for outdoor dining (Section 22.28.070), restaurants and other eating establishments, including food take-out, may have outdoor dining where:

(A) Outdoor dining is established as accessory to the restaurant or other eating establishment; and

(B) Automobile parking is provided in accordance with Part 11 of Chapter 22.52 (Parking), except as modified in subsection G.4.b.i for outdoor dining.

iii. Auto Repair Uses. Where auto repair uses are permitted as a primary or incidental use, the following development standards shall apply:

(A) Any auto repair use shall comply with Section 22.28.190;

(B) There shall be no more than three service bays; and

(C) Any required customer parking area shall not be used to store vehicles for repair.

b. ***Development Standards***.

i. Parking. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52 (Vehicle Parking Space), except that the following requirements shall apply:

(A) Retail, or Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. Automobile parking shall comply with Table 22.44.127-E, below, where applicable:

TABLE 22.44.127-E: VEHICLE PARKING FOR RETAIL, OR RESTAURANT OR OTHER EATING ESTABLISHMENT USES

Lot Size (net square feet)[1]	**New Construction and Additions**	**Existing Buildings[2]**			
		New Use	Intensification or Expansion of Use, where no increase in building gross floor area occurs	Intensification or Expansion of Use, where increase in building gross floor area occurs	With Outdoor Dining or Sidewalk Dining
<2,500	None[3]	None[3]			
2,500-5,000	30% reduction of that required under Part 11 of Chapter 22.52	30% reduction of that required at time building was constructed	None[3]	30% reduction of that required for increased gross floor area, including landscaping, bicycle parking and loading spaces	30% reduction of that required for outdoor dining or sidewalk dining area under Part 11 of Chapter 22.52[4]
>5,000	That required under Part 11 of Chapter 22.52	That required at time building was constructed	None[3]	That required for increased gross floor area, including landscaping, bicycle parking and loading spaces	30% reduction of that required for outdoor dining or sidewalk dining area under Part 11 of Chapter 22.52[4]

[1] Legal nonconforming lots
[2] Constructed prior to September 22, 1970
[3] Except as required for persons with disabilities
[4] One space per three persons based on occupancy load of outdoor dining or sidewalk dining area

(B) Location of Parking Areas. When a site plan has first been approved, off-site or shared parking arrangements may be provided to meet required parking for commercial uses, provided that the following are met. In the event the applicant does not or cannot comply with the following after notice of approval of the Site Plan Review, approval of parking areas shall be revoked, and parking areas shall be provided in accordance with Chapter 22.112 (Parking).

(1) Such off-site or shared parking facility shall be located within 1,320 feet (1/4 mile) from any entrance of the use to which they are provided;

(2) Such off-site or shared parking facility is located on a lot where parking is permitted;

(3) Such area shall be clearly marked as being made available for parking for the subject use(s); and

(4) The applicant:

(a) Is the owner of the lot where such off-site or shared parking facility is located; or

(b) Has control of such off-site or shared parking facility through leasing or other arrangement for a specified term, and in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces. Such leasing or other arrangement shall contain other guarantees assuring continued availability of the spaces.

ii. Height. Except in the Lake Avenue Mixed-Use "Center" Area, the maximum height shall be 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent.

iii. Floor Area Ratio. Except in the C-M zone, M-1 zone and the Lake Avenue Mixed-Use "Center" Area, the total gross floor area of a lot shall not exceed 1.8 times the total net area of such lot.

iv. Signage. Signage shall be provided in accordance with Part 10 of Chapter 22.52 (Signage), except as specified below. The sign regulations contained herein shall not affect existing signs which were legally established according to this Title 22. New signs or proposed changes to existing signs, including size, shape, colors,

lettering, and location, shall conform to the following provisions specified herein.

(A) Wall Business Signs. Except as otherwise regulated in Section 22.52.880 (Wall Business Signs), wall business signs shall comply with the following:

(1) The wall business sign shall be mounted flush and affixed securely to a building wall and may project a maximum of 12 inches from the building wall or permanent roofed structure to which they are mounted.

(2) The wall business sign may not extend above the roofline and may only extend into the right-of-way to the extent of the building face or the highest soffit line of the building.

(3) Each business in a building may be permitted a maximum of one wall-mounted sign. Businesses with more than one frontage or entry may have one sign for each frontage or entry.

(4) Each ground-floor business establishment fronting on or oriented toward one or more public street, highway or parkway shall be permitted as follows:

(a) Where the public right-of-way has a minimum width of 80 feet, a maximum of one square foot of wall sign area for each linear foot of building frontage.

(b) Where the public right-of-way has a width of less than 80 feet, a maximum of one-half square foot of wall sign area for each linear foot of building frontage.

(5) Where a ground floor business establishment fronts a parking lot hidden from the street, alley, open mall, landscaped open space, or other public way, the exterior building wall facing such parking lot, alley, open mall, landscaped open space, or other public way shall be considered a building frontage for purposes of computing the sign's permitted sign area.

(B) Freestanding Signs. Except as provided below, Section 22.52.890 (Roof and Freestanding Signs) relating to freestanding signs shall remain applicable. On lots with 100 feet or more of street frontage, freestanding business signs with a solid base that rests directly on the ground may be permitted, provided:

(1) Said sign shall not exceed five feet in height as measured vertically from ground level to the top of the sign; and

(2) Said sign shall not exceed 40 square feet of sign area.

(C) Projecting Signs. One projecting business sign shall be permitted per building frontage for the same business. The area of the projecting sign faces shall be subtracted from the total allowable signage area.

(D) Window Signs.

(1) Window signs shall be displayed only on the interior of windows or door windows of ground-floor or second-floor businesses.

(2) Maximum area shall not exceed 25 percent per transparent glass area of the window (total window area visible from the exterior of the building).

(E) Awning Signs. Awning signs, which are considered the same as a projecting sign for purposes of regulation, shall comply with the following:

(1) The maximum area of awning signs, which are allowed in addition to business wall signage, shall not exceed 20 percent of the exterior surface of each awning for the ground floor and the second floor level.

(2) Awning signs shall not be permitted above the second floor level.

(3) Maximum letter height for awning signs shall not exceed 10 inches.

(F) Building Tenant Information/Identification Signs.

(1) Multitenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance;

(2) Each tenant is allowed a maximum of two square feet of signage per directory, in addition to wall signage.

(3) New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each.

(4) All existing built-in signs (permanent signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Marquees and canopies shall not be considered to be built-in signs.

(5) Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building and in good repair are exempt from these sign provisions.

(6) The height and placement of signs shall be similar for each business or storefront.

(7) With the exception of company logos, signage colors used by individual businesses shall be harmonious with the building exterior.

(G) Prohibited Signs:

(1) Flashing, animated or audible signs, except marquee signs which display time and temperature;

(2) Signs which rotate, move, or simulate motion;

(3) Signs with exposed bracing, guy wires, conduits, or similar devices;

(4) Roof signs (any sign erected and maintained upon or over the roof of any building);

(5) Outdoor advertising signs (billboards); and

(6) Box signs.

(H) Size. Maximum height of letters shall be restricted to 18 inches.

(I) Sign Design.

(1) With the exception of company logos, sign colors shall be harmonious with the building color scheme and storefront.

(2) With the exception of company logos, lettering styles shall be harmonious with each storefront in a single building.

(J) Sign Maintenance. All signs in a state of disrepair shall be repaired so as to be consistent with the standards of this section, or removed within 30 days from receipt of notification that a state of disrepair exists.

v. Design Standards. Proposed improvements, renovations of existing buildings, and changes to buildings shall conform to the following design standards.

(A) Materials, Colors, and Equipment.

(1) Any building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades.

(2) Neon Colors. The use of neon colors shall be limited to architectural accent features and not exceed 20 percent of a building frontage surface.

(3) Concrete Masonry Unit (CMU) walls shall be constructed in such a manner as to not permit the CMU blocks to be visible to pedestrians.

(B) Awnings. Awnings shall be architecturally compatible with the related buildings in regards to color and style.

(C) Mechanical Equipment

(1) Individual air conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.

(2) Storefront air conditioning units shall be neutral in appearance and not project outward from the facade. The housing color must be compatible with the colors of the storefront.

(3) Mechanical equipment located on roofs shall be screened by parapet walls or architectural features so that the equipment will not be visible from normal public view at a maximum of 300 feet away.

(D) Security.

(1) Chain-link, barbed and concertina wire fences are prohibited.

(2) All security bars or grilles shall be installed on the inside of the building.

(3) Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited.

(4) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours) or grilles

which can be concealed in the architectural elements of the building.

vi. Buffers. Whenever a parking lot or commercial structure is adjacent to a residentially-zoned side yard or rear yard, the following development standards shall apply:

(A) Landscaping. A five foot landscaped buffer shall be provided.

(B) Daylight Plane. A 45 degree plane shall be required for new construction. The daylight plane shall extend from a six foot height at the edge of the required landscaping setback.

(C) Lighting. Fully shielded fixtures shall be used for exterior lighting so as to prevent light trespass to adjacent residential uses. Perimeter luminaries shall be located five feet from the adjacent residential property line.

vii. Pedestrian Character.

(A) Commercial Corridor. A commercial corridor shall mean a street which has a commercial focus, or which has been identified as having a special pedestrian potential near commercial zones. Designated streets are Lake Avenue, Fair Oaks Avenue, Lincoln Avenue, North Allen Drive near New York Drive near the intersection of North Allen Drive and New York Drive, Mariposa Street between El Molino and Lake Avenue, and East Washington Boulevard

(B) Visual Interaction. To encourage and improve the pedestrian character of commercial areas the following standards apply:

(1) At least 55 percent of the total length and 40 percent of the total area of the façade of the building at ground floor parallel to and facing any street shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Mirrored, highly reflective materials, densely tinted glass, false windows, or windows offering no view of the interior shall not meet the requirements of this section.

(2) Where a lot abuts a commercial corridor but no primary entrance is located facing such commercial corridor, at least 75 percent of the total width and 60 percent of the total area of the façade of the building's ground floor fronting the commercial corridor shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Mirrored, highly reflective materials, densely tinted glass, false windows, or materials offering no view of the interior shall not meet the requirements of this section.

(3) Transparent or lightly tinted material, such as glass, shall be used at or near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum of 20 percent of the building façade.

(4) All primary entrances or windows provided for the purposes of meeting the requirements of this section shall be located a maximum height of four feet above or below the sidewalk, as measured from midpoint at the base of the entrance or window. Where a window exceeds 20 feet in length, the measurement shall be taken at increments of 20 feet.

(C) Pedestrian Flow. Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.

(D) Parking Access. Not more than 20 feet of the commercial frontage shall be devoted to parking access, such as driveways.

(E) Building Façade. A minimum of 50 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.

(F) Roof Design. New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.

(G) Paving Materials. Pedestrian circulation areas and driveway entrances within the boundaries of the private property shall be developed with paving materials such as brick or paver tile.

(H) Architectural Elements. Buildings must incorporate at least three of the following architectural elements and desirable uses:

(1) Arcading;

(2) Arches;

(3) Awnings;

(4) Balconies;

(5) Bay windows;

(6) Benches;

(7) Colonnades;

(8) Courtyards;

(9) Decorative exterior stairs;

(10) Decorative iron fences;

(11) Decorative iron grilles;

(12) Outdoor dining;

(13) Plazas;

(14) Raised planters;

(15) Recessed upper floor loggias or pergolas;

(16) Tile or masonry fountains.

(I) Structure Setback. Structures must be set back at least 24 inches from the ultimate right-of-way line and landscaped with plants, benches or other architectural features.

viii. Vacant lots. Vacant lots shall be maintained free of debris, overgrown weeds, or junk or garbage.

5. **Zone C-2**. In addition to the uses and requirements under subsection G.4.a of this Section and enumerated in Part 4 of Chapter 22.28 (C-2 Zone), the following uses are permitted as follows:

1. ***Permitted uses.***

Sales.

-- Multitenant commercial, when more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls.

2. ***Conditional Use Permit.*** A Conditional Use Permit (Part 1 of Chapter 22.56) is required to establish, operate, and maintain the following:

Services.

-- Automobile service stations, including incidental repair, washing and rental of utility trailers;

-- Electric distributing substations;

-- Microwave stations.

6. **Zone C-3**. In addition to the uses and requirements under subsection G.4.a of this Section and enumerated in Part 5 of Chapter 22.28 (C-3 Zone), a Conditional Use Permit (Part 1 of Chapter 22.56) is required to establish, operate, and maintain the following:

1. ***Sales***.

-- Auction houses;

-- Automobile sales, new or used;

-- Boat and other marine sales;

-- Ice sales;

-- Mobilehome sales;

-- Model home display centers and sales offices;

-- Pawnshops;

-- Recreational vehicle sales;

-- Secondhand stores;

-- Stamp redemption centers;

-- Trailer sales, box and utility.

2. ***Services***.

-- Air pollution sampling stations;

-- Automobile battery services, provided all repair activities are conducted within an enclosed building only;

-- Automobile brake-repair shops, provided all repair activities are conducted within an enclosed building only;

-- Automobile muffler shops, provided all repair activities are conducted within an enclosed building only;

-- Automobile radiator shops, provided all repair activities are conducted within an enclosed building only;

-- Automobile repair garages within an enclosed building only, and excluding body and fender work, painting and upholstering;

-- Automobile service stations;

-- Bakery goods distributors;

-- Boat rentals;

-- Carwashes, automatic, coin-operated, and hand wash;

-- Comfort stations;

-- Electric distribution substations, including microwave facilities;

-- Furniture transfer and storage;

-- Gas metering and control stations, public utility;

-- Homes for children, foster family;

-- Lodge halls;

-- Microwave stations;

-- Mortuaries;

-- Motion picture studios;

-- Motorcycle, motor scooter, and trail bike rentals;

-- Parcel delivery terminals;

-- Radio and television broadcasting studios;

-- Recording studios;

-- Recreational vehicle rentals;

-- Revival meetings, tent, temporary;

-- Taxidermists;

-- Trailer rentals, box and utility;

-- Truck rentals, excluding trucks exceeding two tons capacity;

-- Wedding chapels.

c. ***Recreation and Amusements***.

-- Amusement rides and devices;

-- Athletic fields;

-- Carnivals;

-- Commercial recreation clubs;

-- Golf courses;

-- Swimming pools.

d. ***Accessory Uses***.

-- Auto body and fender repair, painting, and upholstering;

-- Storage of building materials, except during on-site construction;

-- Manufacturing.

7. **Zone C-M**.

a. ***Conditional Use Permit***. In addition to the requirements under subsection G.4 of this Section, in addition to the uses enumerated in Part 6 of Chapter 22.28 (C-M Zone), a Conditional Use Permit (Part 1 of Chapter 22.56) is required to establish, operate, and maintain the following:

i. Sales.

-- Automobile sales, sale of new and used motor vehicles;

-- Boat and other marine sales;

-- Mobilehome sales;

-- Recreational vehicle sales;

-- Trailer sales, box and utility.

ii. Services.

-- Car washes, automatic, coin-operated, and hand wash;

-- Revival meetings, tent, temporary;

-- Tire retreading or recapping.

iii. Accessory Uses.

-- Storage of building materials, except during on-site construction.

b. ***Floor Area Ratio***. The total gross floor area ratio of a lot shall not exceed 1.0 times the total net area of such lot.

8. **Zone M-1.**

a. ***Floor Area Ratio***. The total gross floor area ratio of a lot shall not be greater than 1.0 times the total net area of such lot.

~~E~~H. Area Specific Development Standards

1. **Lake Avenue Mixed-Use "Center" Area.**

a. ***~~Intent and~~ Purpose.*** The Lake Avenue Area ~~area-~~specific development standards are established to provide a means of implementing the Altadena Community Plan. The standards are necessary to ensure that the goals and policies of the Community Plan are accomplished in a manner which protects the health, safety, and welfare of the community, thereby strengthening the physical and economic character of the Lake Avenue commercial district of Altadena.

b. ***Description of Area.*** The boundaries of the Lake Avenue Mixed-Use "Center" A~~a~~rea are shown on ~~the map following this section~~ Map 22.44.127-C: Lake Avenue Mixed-Use "Center" Area at the end of this Section.

c. ***~~Lake Avenue~~ Area-wide ~~-~~Specific Development Standards.***

i. Height Limits. The maximum height permitted in the area for a commercially zoned lot is ~~35~~48 feet.

ii. Floor Area Ratio. The total gross floor area ratio of a commercially zoned lot shall not exceed 2.7 times the total net area of such lot.

I. Modification of Development Standards

1. **Modification Procedure for Subsection F.3 (Significant Ridgeline Protection).** Any modification to the standards set forth in subsection F.3, shall require a Conditional Use Permit (Part 1 of Chapter 22.56). In approving such Conditional Use Permit application, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.56.090 (Application – Grant or denial – Findings and decision at public hearing):

   a. Alternative sites within the project site have been considered and rejected due to the presence of documented hazards or the potential for greater damage to biota, as determined by a biologist; and

   b. The overall development is designed to comply with the development standards provided in subsection F.2.c (Development Standards).

2. **Modification of Development Standards for Residential Zones.**

   a. ***Applicability*.** The development standards set forth as listed below, may be modified through a Community Standards District Modification, subject to the provisions herein:

      i. Yard Requirements (subsection G.1.a);

      ii. Height Limits (subsections G.1.b, G.2.a, and G.3.a);

      iii. Fences and Walls (subsection G.1.c);

      iv. Gross Structural Area and Lot Coverage (subsection G.1.d);

      v. Front Yard Landscaping (subsection G.2.b);

      vi. Building Design (subsections G.2.c and G.3.d);

      vii. Interior Side Yards (subsection G.3.b);

      viii. Rear Yards (subsection G.3.c); and

      ix. Structure Height and Setback (subsection G.3.e).

   b. ***Application*.**

      i. Application Materials. In addition to the information listed under Section 22.56.1680, the applicant shall submit:

         (A) An applicant's statement setting forth that:

            (1) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

            (2) There are topographic features, subdivision plans or other exceptional circumstances or conditions applicable to the

subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(3) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

(B) For a request to modify the fences, walls, hedges and landscaping standards under subsection G.1.c, the applicant shall submit the following additional information:

(1) A site plan depicting:

(a) Location and height of the modified fence, wall, hedge or landscaping,

(b) Location and width of driveway(s) on the subject property and adjacent property on the same side of the street, and

(c) Driveway zone(s) on the subject property and if applicable, where located on adjacent property on the same side of the street;

(2) An elevation of the subject property and adjacent properties on the same side of the street, including the modified fence, wall, hedge or landscaping; and

(3) Supporting information such as a line of sight study, demonstrating line of sight for vehicular traffic, including such factors as topographical conditions, and curvature and posted speed of the road.

ii. Fee. As set forth on the Filing Fee Schedule, the applicant shall submit a filing fee equal to that required for:

(A) A Site Plan Review for Modification of Development Standards in a Community Standards District; and

(B) For modifications to development standards related to fences and walls, a fee in the amount specified in Title 12, Section 12.04.020.A.3.a.(3) of this code to be applied to the Department of Public Works, when the Department determines that a Community Standards District Modification is to be referred to the Department of Public Works for review.

c. ***Additional Development Standards for Modification.*** Except where modified, the project shall demonstrate compliance with all other applicable development standards. The following additional

development standards shall apply with a Community Standards District Modification request:

i. For any request related to height, the maximum height shall not exceed 35 feet.

ii. For any request related to fences and walls, any modified fence, wall, hedges or landscaping shall:

(A) Not exceed three and one-half feet in height within the driveway zone of a driveway that is nearly perpendicular to the public right-of-way;

(B) Maintain adequate line of sight for vehicular traffic, including such factors as topographical conditions, and curvature and posted speed of the road; and

(C) Not exceed three and one-half feet in height where located less than two and one-half feet from the property line or sidewalk, whichever is further from the right-of-way.

d. ***Procedure***. A Community Standards District Modification shall be processed the same as for a Minor Conditional Use Permit (Part 1 of Chapter 22.56), except as follows:

i. ***Findings for Approval*.** The Hearing Officer shall approve or deny the request based on the following findings:

(A) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(B) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(C) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

ii. ***Additional Conditions***. In approving a request, the Hearing Officer may direct changes to be made or condition the project in order to meet the required findings.

3. **Modification of Development Standards for Commercial Zones.**

a. ***Applicability*.** The development standards set forth as listed below, may be modified through a Community Standards District Modification, subject to the provisions herein:

i. Height (subsection G.4.b.ii);

ii. Floor Area Ratio (subsections G.4.b.iii, G.7.b, and G.8.a);

iii. Signage related to area and number of signs (subsection G.4.b.iv);

iv. Design Standards (subsection G.4.b.v);

v. Buffers (subsection G.4.b.vi); and

vi. Pedestrian Character (subsection G.4.b.vii).

b. ***Application.***

i. Application Materials. In addition to the information listed under Section 22.56.1680, the applicant shall submit:

(A) An applicant's statement setting forth that:

(1) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(2) There are topographic features, subdivision plans or other exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(3) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

ii. Fee. As set forth on the Filing Fee Schedule, the applicant shall submit a filing fee equal to that required for:

(A) A Site Plan Review for Modification of Development Standards in a Community Standards District; and

(B) A fee in the amount specified in Title 12, Section 12.04.020.A.3.a.(3) of this code to be applied to the Department of Public Works, when the Department determines that a Community Standards District Modification is to be referred to the Department of Public Works for review.

c. ***Additional Development Standards for Modification.***

(Reserved)

d. ***Procedure***. A Community Standards District Modification shall be processed the same as for a Minor Conditional Use Permit (Part 1 of Chapter 22.56), except as follows:

i. The Hearing Officer shall approve or deny the application pursuant to the following findings:

(A) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(B) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(C) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

ii. In approving an application, the Hearing Officer may direct changes to be made or condition the project in order to meet the required findings.

4. **Modification of Development Standards in Lake Avenue Mixed-Use "Center" Area.**

a. ***Applicability*.** The development standards set forth as listed below, may be modified through a Community Standards District Modification, subject to the provisions herein:

i. Height Limits (subsection H.1.c.i); and

ii. Floor Area Ratio (subsection H.1.c.ii).

b. ***Application*.**

i. Application Materials. In addition to the information listed under Section 22.56.1680, the applicant shall submit:

(A) An applicant's statement setting forth that:

(1) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(2) There are topographic features, subdivision plans or other exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(3) That the requested modification will not be materially detrimental to properties or improvements in the area or

contrary to the purpose of this CSD or the Altadena Community Plan.

ii. Fee. As set forth on the Filing Fee Schedule, the applicant shall submit a filing fee equal to that required for:

(A) A Site Plan Review for Modification of Development Standards in a Community Standards District; and

(B) A fee in the amount specified in Title 12, Section 12.04.020.A.3.a.(3) of this code to be applied to the Department of Public Works, when the Department determines that a Community Standards District Modification is to be referred to the Department of Public Works for review.

c. ***Additional Development Standards for Modification.***

(Reserved)

d. ***Procedure***. A Community Standards District Modification shall be processed the same as for a Minor Conditional Use Permit (Part 1 of Chapter 22.56), except as follows:

i. The Hearing Officer shall approve or deny the application pursuant to the following findings:

(A) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(B) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(C) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

ii. In approving an application, the Hearing Officer may direct changes to be made or condition the project in order to meet the required findings.

~~*ii. Signs.* The sign regulations prescribed herein shall not affect existing signs which were established legally according to this Title 22. New signs or proposed changes to existing signs, including size, shape, colors, lettering and location shall conform to the following provisions, specified herein.~~

~~(A) Wall Signs.~~

(1) Shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of nine inches;

(2) Each business in a building shall be permitted a maximum of one wall-mounted sign. Businesses with more than one street frontage may have one sign per frontage. Each business in a building having more than 40 feet of primary street frontage shall be permitted one additional wall sign for each additional 30 feet of frontage.

(B) Freestanding Signs.

(1) Signs having a solid base which rests directly on the ground may be permitted on any lot for each street frontage having a continuous distance of 100 feet or more.

(2) Said signs shall not exceed five feet in height measured vertically from ground level at the base of the sign or 40 square feet in area per sign face.

(3) Said signs shall not be located in nor extend above any public right-of-way or public sidewalk area.

(C) Awning Signs.

(1) The maximum area of awning signs, which are allowed in addition to wall signage, shall not exceed 20 percent of the exterior surface of each awning for the ground floor and 10 percent for the second floor level. Maximum letter height shall not exceed 10 inches.

(2) Awning signs are not permitted above the second floor.

(D) Prohibited signs are:

(1) Roof signs; and

(2) Outdoor advertising signs (billboards).

(E) Sign Size.

(1) In Zones C-2 and C-3, the total sign area permitted shall correspond to building frontage. A business tenant is allowed one square foot of sign area for every linear foot of building frontage on a street having a right-of-way of at least 80 feet in width. On a street having a right-of-way of less than 80 feet in width, a business tenant is allowed 0.5 square foot of sign area for every linear foot of frontage. Width of signs shall be limited to a maximum fifty percent of the building frontage.

(2) Maximum height of letters shall be restricted to 18 inches.

(F) Sign design shall be subject to review and approval by the planning director to insure that:

(1) Sign colors shall coordinate with the building color scheme and storefront and be limited to any three colors.

(2) In multitenant buildings, signage colors used by individual shops shall be complementary with each other.

(3) Lettering styles shall be complementary to each storefront in a single building.

(4) In multitenant buildings, the height and placement of signs shall be similar for each business or storefront.

(5) Multicolored logos may be used if the logo represents 25 percent or less of the total sign area.

iii. *Design Standards.*

(A) Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standard.

(B) Materials, Colors and Equipment.

(1) Any building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades.

(2) Light earth tones and muted pastel colors are required as the primary or base building color while contrasting, more colorful paints may be used as trim colors for cornices, graphics, and window and door frames.

(C) Awnings. Awnings shall be architecturally compatible with the related buildings, regarding color and style.

(D) Mechanical Equipment.

(1) Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.

(2) Storefront air-conditioning units shall be neutral in appearance and not project outward from the facade. The housing color must be compatible with the colors of the storefront.

(3) Mechanical equipment located on roofs shall be screened by parapet walls or architectural features so that the equipment will not be visible from normal public view at a maximum of 300 feet away.

(E) Security.

(1) Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted.

(2) All security bars or grilles shall be installed on the inside of the building.

(3) Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited.

(4) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours) or grilles which can be concealed in the architectural elements of the building.

d. ***Lake Avenue Area Zone-Specific Development Standards.*** Proposed improvements, renovations and changes pertaining to the following development standards shall comply with the provisions of the applicable development standard. The provisions of subsections E1diii through E1dviii apply in all commercial zones.

i. Zone C-2 (Neighborhood Business Zone).

(A) In addition to the uses enumerated in Section 22.28.160, a conditional use permit is required to establish, operate, and maintain the following:

(1) Sales.

— Multiple-Tenant Commercial. When more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls;

(2) Services.

— Automobile service stations, including incidental repair, washing and rental of utility trailers,

— Electric distributing substations,

— Microwave stations.

ii. Zone C-3 (Unlimited Commercial Zone).

(A) In addition to the uses enumerated in Section 22.28.210, a conditional use permit is required to establish, operate, and maintain the following:

(1) Sales.

— Mobilehome sales,

— Pawnshop,

— Trailer sales, box and utility;

(2) Services.

— Automobile battery services, provided all repair activities are conducted within an enclosed building only,

— Automobile brake-repair shops, provided all repair activities are conducted within an enclosed building only,

— Automobile muffler shops, provided all repair activities are conducted within an enclosed building only,

— Automobile radiator shops, provided all repair activities are conducted within an enclosed building only,

— Automobile repair garages within an enclosed building only, and excluding body and fender work, painting and upholstering,

— Automobile service stations,

— Bakery goods distributors,

— Carwashes, automatic, coin-operated, and hand wash,

— Electric distribution substations, including microwave facilities,

— Microwave stations,

— Motion picture studios,

— Parcel delivery terminals,

— Radio and television broadcasting studios,

— Recording studios.

iii. Floor Area. The total gross floor area in all buildings on any one lot shall not exceed 2.7 times the total net area of such parcel of land.

iv. Buffers. Whenever a parking lot or a commercial structure is developed adjacent to a residential zone or residential use, a five-

foot landscaped buffer shall be provided and a 45-degree daylight plane shall be incorporated.

v. Parking Areas. With the exception of fully subterranean structures, all parking shall be provided in the rear of the commercial structure, and completely screened from view from Lake Avenue. Screening materials may include walls and/or landscaping.

vi. Landscape Plan. New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/irrigation plan as part of the director's review process. Said plan shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area.

vii. Trash Enclosure. The required trash bin shall be enclosed by a minimum five-foot to a maximum six-foot high decorative wall and must have solid doors.

viii. Pedestrian Character.

(A) To encourage the continuity of retail sales and services, at least 50 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.

(B) Clear or lightly tinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum 20 percent of the building facade.

(C) Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.

(D) Not more than 20 feet of the commercial frontage shall be devoted to parking access, and no customer drive-through facilities shall be permitted.

(E) A minimum of 50 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.

(F) Roof Design. New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.

(G) Paving Material. Pedestrian circulation areas and driveway entrances within the boundaries of the private property shall be developed with paving materials such as brick or paver tile.

(H) Wall Finish. In order to preserve and enhance a Mediterranean environment on Lake Avenue, building walls shall be constructed primarily of stucco, brick, or other materials as approved by the director.

(I) Architectural Elements. Buildings must incorporate at least five of the following architectural elements and desirable uses:

— Arcading,

— Arches,

— Awnings,

— Balconies,

— Bay windows,

— Colonnades,

— Courtyards,

— Decorative exterior stairs,

— Decorative iron fences,

— Decorative iron grilles,

— Outdoor dining,

— Plazas,

— Recessed upper floor loggias or pergolas,

— Tile or masonry fountains.

e. ***Historical Preservation.*** The design standards and zone-specific development standards listed above do not apply to the following structures which may be of historic or architectural significance. Any expansion, addition, alteration or demolition of these buildings must be reviewed by the county of Los Angeles historical landmarks and records commission and the Altadena Heritage prior to issuance of the planning director's review.

i. 1849-1879 Lake Avenue: Saint Elizabeth's Catholic Church. Map Book 5848, page 1, Parcels 8, 10, 11 and 15. Map 1 Altadena, all of Lot 30;

ii. 2184 Lake Avenue: Eliot School. Map 5845, page 9, Lots 1—14 of Lake Avenue Heights, and Lot 900, a portion of Grogan Tract;

iii. 2245 Lake Avenue: Pacific Electric Railway Substation No. 8. Map Book 5845, page 21, Parcel 35. Map 1 Altadena, portions of Lot 8 and Lot 9;

iv. 2366 Lake Avenue: Altadena Library. Map Book 5845, page 5, Parcel 32. Tract No. 7832, Lots 66, 67, 68 and 69

v. 2455 Lake Avenue, 835—875 Mariposa Street and 2520 and 2526 El Molino Avenue: Woodbury Building. Map Book 5845, page 17, Parcels 10 and 14. Map 1 Altadena, portions of Lots 3 and 4.

f. Minor Variations. Under exceptional circumstances, the planning director may permit minor variations from the standards specified in subsections E1ciii(B) through E1ciii(D) and E1dviii(A) through E1dviii(I) of this section. Such variations are subject to the finding of the planning director that:

i. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the community plan; and

ii. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the Altadena area; and

iii. Permitting a variation will not be materially detrimental to property or improvements in the area; and

iv. That no more than two unrelated property owners have expressed any opposition to the minor variation; and

v. Permitting a variation will be consistent with the goals of the community plan.

vi. The procedure for filing a minor variation will be the same as that for the planning director's review, except that the applicant shall also submit:

(A) A list, certified to be correct by affidavit or by a statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land to be occupied by the use;

(B) Two sets of mailing labels for the above stated owners within a distance of 500 feet of the parcel of land to be occupied by the use;

(C) A map drawn to a scale specified by the director indicating where all such ownerships are located;

(D) A filing fee equal to that required for site plan review for commercial/industrial projects over 20,000 square feet in size.

vii. Not less than twenty days prior to the date an action is taken, the director shall send notice to the owners of record within a distance of 500 feet of the subject property using the mailing labels supplied by the applicant. Any interested person dissatisfied with the action of the planning director may file an appeal from such action. Such appeal shall be filed with the hearing officer within 10 days following notification.

2. **West Altadena Area.**

1. ***Intent and Purpose.*** The West Altadena Area is established to provide a means of assisting in the implementation of the redevelopment plan for the West Altadena Community Redevelopment Project as adopted by the board of supervisors on August 12, 1986. The redevelopment plan contains a redevelopment plan map which delineates the permitted land uses in the area. The requirements of the West Altadena area-specific development standards are necessary to ensure that the goals and policies of the redevelopment plan are accomplished in a manner which protects the health, safety and welfare of the community, especially the surrounding residential neighborhood. This subsection is consistent with the Altadena Community Plan and is also adopted pursuant to Section 700 of the West Altadena Community Redevelopment Plan.

b. ***Description of Area.*** The West Altadena Area is coterminous with the boundaries of the West Altadena Community Redevelopment Plan. The area extends as follows from the intersection of Woodbury Road and Lincoln Avenue:

Northerly on Lincoln Avenue 1,700 feet;

Southerly on Lincoln Avenue 400 feet;

Westerly on Woodbury Road 3,000 feet; and

Easterly on Woodbury Road 400 feet.

The map of the District follows this section. Except as otherwise specifically provided for in this subsection E2, the provisions of this Title 22 shall apply.

c. ***West Altadena Area Specific Development Standards.***

i. *Yards.* For properties in Zones C-3 and C-M, as modified hereinafter:

(A) Front yards shall be established along all property lines abutting highways as shown on the County Highway Plan.

(B) Parcels abutting two highways shall have front yards along both highways.

(C) The front yard shall be at least 10 feet in depth.

For properties in residential Zones, yards shall be provided in accordance with this Title 22.

ii. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52.

iii. *Signs.*

(A) Except as modified in this section, all signs shall conform to Part 10 of Chapter 22.52, including the enforcement provisions.

(B) The sign regulations prescribed in this section shall not affect existing signs which were established according to this title .

(C) All signs in a state of disrepair shall be repaired so as to be consistent with the standards of this section, or removed within 30 days from receipt of notification that a state of disrepair exists.

(D) Wall Signs.

(1) Shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches;

(2) May not extend above the roofline and may only extend sideways to the extent of the building face or the highest soffit line of the building;

(3) Each business in a building shall be permitted a maximum of one wall-mounted sign (or two signs if the business is on a corner).

(E) Window Signs.

(1) Shall be displayed only on the interior of windows or door windows;

(2) Maximum area shall not exceed 25 percent per glass area (total window or door area visible from the exterior of the building).

(F) Freestanding Signs (Not Attached to Building).

(1) Shall be permitted on any lot or parcel of land for each street frontage having a continuous distance of 100 feet or more.

The sign shall be located on the same parcel of land as the business it is advertising;

(2) Shall not exceed 20 feet in height, except as may be expressly approved as a minor variation in Section 22.44.127 E2cv;

(3) Shall not exceed 80 square feet in area per sign face;

(4) Shall not be located in nor extend above any public right-of-way or public sidewalk area;

(5) Pole signs shall not be allowed;

(6) Monument signs, not mounted on poles, are allowed subject to the regulations set out in this paragraph (F).

(G) Awning Signs.

(1) Awning signs are those which are painted, sewn or stained onto the exterior surface of an awning or canopy.

(2) The maximum area of awning signs, which are allowed in addition to wall signage, shall not exceed 30 percent of the exterior surface of each awning for the ground floor and 20 percent for the second floor level.

(H) Building Tenant Information/Identification Signs.

(1) Multitenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance.

(2) Each tenant is allowed a maximum of two square feet of signage per directory, in addition to wall signage.

(3) New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each.

(4) All existing built-in signs (permanent, maintenance-free signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Marquees and canopies shall not be considered to be built-in signs.

(5) Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the

~~building in good repair are exempt from these sign provisions.~~

~~(I) Prohibited signs are as follows:~~

~~(1) Flashing, animated, or audible signs;~~

~~(2) Signs which rotate, move, or simulate motion;~~

~~(3) Signs which extend from the building face more than 12 inches;~~

~~(4) Signs with exposed bracing, guy wires, conduits, or similar devices;~~

~~(5) Roof signs (any sign erected and maintained upon or over the roof of any building);~~

~~(6) Outdoor advertising signs (billboards);~~

~~(7) Painted signs on the building surface;~~

~~(8) Banner signs of cloth or fabric;~~

~~(9) Portable signs;~~

~~(10)Pole signs;~~

~~(11) Any strings of pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons, and similar attention-getting devices, including noise-emitting devices, with the exception of the following:~~

~~(a) National, state, local governmental, institutional, or corporate flags, properly displayed,~~

~~(b) Holiday decorations, in season, used for an aggregate period of 60 days in any one calendar year.~~

~~(J) Size.~~

~~(1) In Zones C-3 and C-M, total allowable signage area shall correspond to building frontage. A business tenant is allowed 2.0 square feet of signage area for every linear foot of frontage on a street having right-of-way of at least 80 feet in width.~~

~~(2) Maximum height of letters shall be restricted to 18 inches. Maximum height of letters on canvas awnings shall be limited to 10 inches. Greater letter sizes shall require the written approval of the executive director of the community development commission and the department of regional planning.~~

(K) Such design shall be subject to review and approval by the executive director of the community development commission and the department of regional planning.

(1) Signage colors shall compliment building colors and materials and be limited to three colors.

(2) In multitenant buildings, signage colors used by individual shops shall be complementary with each other.

(3) Lettering styles shall be complementary for each storefront in a single building.

(4) In multitenant buildings, the height and placement of signs shall be consistent for each business or storefront.

iv. *Design Standards.*

(A) All new improvements or improvements to existing structures made in one year which exceed 25 percent of the current market value or assessed valuation of the building or structure are subject to design review by the executive director of the community development commission and the department of regional planning.

(B) Uses, buildings and/or structures shall be designed so as to be in harmony with nearby properties with special attention being given to the protection of residential properties planned for residential uses. When structures for nonresidential uses are located adjacent to residentially zoned lots, such structures shall be designed so as to minimize their impact on residentially zoned lots with respect to location on the site, height, architecture, and general amenities. Nonresidential uses shall be subject to review by the director of regional planning.

(C) Materials, Colors and Equipment.

(1) Consideration shall be given to the adjacent structures so that the use of mixed materials is harmonious.

(2) Light earth tones and muted pastel colors are recommended as the primary or base-building color while darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.

(3) Awnings.

(a) Shall be the same color and style for each opening on a single storefront or business;

(b) Shall be complementary in color and style for each storefront in a building;

(c) Shall be designed to coordinate with the architectural divisions of the building including individual windows and bays;

(d) Shall comply with the building code and fire department requirements;

(e) In a state of disrepair shall be repaired or removed within 30 days from receipt of notification that a state of disrepair exists.

(4) Mechanical Equipment.

(a) Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.

(b) If air-conditioning units must be located in the storefront, an attempt shall be made to install a window unit which is neutral in appearance and does not project outward from the facade. The housing color shall be compatible with the colors of the storefront. If possible, the air conditioning unit shall be screened or enclosed by using an awning or landscaping.

(c) Mechanical equipment located on roofs shall be screened by parapet walls or other material so that the equipment will not be visible from any point within 300 feet.

(5) Security.

(a) Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted.

(b) All security bars or grilles shall be installed on the inside of the building, except for roll-up shutters or grilles.

(c) Horizontally folding accordion grilles installed in front of a storefront are prohibited.

(d) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours) or roll-up shutters or grilles which can be concealed in the architectural elements of the building.

v. Minor Variations. Under exceptional circumstances, the department of regional planning may permit minor variation from the standards specified in this section. In order to permit such variations, the applicant must demonstrate through the director's review procedure that:

(A) The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the redevelopment plan; and

(B) There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the West Altadena area; and

(C) Permitting a variation will not be materially detrimental to property or improvements in the area; and

(D) Permitting a variation will not be contrary to the goals of the redevelopment plan.

vi. Director's Review.

(A) Director's Review as described in Part 12 of Chapter 22.56 of this code is required to establish, operate, or maintain any use, except that no director's review is required for a change in ownership or occupancy. Also exempt from director's review are construction, maintenance, and repairs conducted entirely within any 12-month period which does not exceed 25 percent of the current market value or assessed valuation of the building or structure.

(B) An application for director's review shall not be submitted to the department of regional planning until the proposed use has been submitted to and reported upon by the executive director of the community development commission as to conformity with the West Altadena Community Redevelopment Plan.

vii. Conditional Use Permits.

(A) Conditional Use Permits shall be required for those uses listed as subject to permit as specified in this title, as well as those uses listed in this section.

(B) In addition to the findings for approval of conditional use permits required by Section 22.56.090, the regional planning commission shall find that:

(1) The proposed use has been submitted to and reported upon by the community development commission as to conformity with the West Altadena Community Redevelopment Plan; and

(2) The proposed use is consistent with the West Altadena Community Redevelopment Plan.

viii. Nonconforming Uses, Buildings, and Structures.

(A) Uses, buildings and structures which are not in conformance with the redevelopment plan may be continued subject to the conditions contained in Part 10 of Chapter 22.56.

(B) For nonconforming uses, buildings, or structures, an application may be filed with the department of regional planning requesting:

(1) Extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site as specified in subsection B of Section 22.56.1540 or subsection A of Section 22.64.050; or

(2) Substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure is vacant despite efforts to ensure continuation of a nonconforming use and is so constructed that it may not reasonably be converted to or used for a use permitted in the zone in which it is located.

(C) In addition to the findings for an application for a nonconforming use, building, or structure review required by Section 22.56.1550, the regional planning commission shall find that:

(1) The proposed use, building, or structure has been submitted to and reported upon by the community development commission as to conformity with the West Altadena Community Redevelopment Plan; and

(2) The proposed use, building, or structure will not constitute a substantial conflict with implementation of the West Altadena Community Redevelopment Plan.

d. West Altadena Area Zone Specific Development Standards.

i. *Modified Zone C-3 (Unlimited Commercial).*

(A) Permitted Uses. All uses described in Zone C-3 are allowed, except that the following uses require a conditional use permit:

(1) Sales.

— Auction houses,

— Automobile sales, new or used,

— Boat and other marine sales,

— Ice sales,

— Mobile home sales,

— Model home display centers and sales offices,

— Recreational vehicle sales,

— Secondhand stores,

— Stamp redemption centers,

— Trailer sales, box and utility;

(2) Services.

— Air pollution sampling stations,

— Auto battery service,

— Auto brake repair shops,

— Auto muffler shops,

— Auto radiator shops,

— Boat rentals,

— Comfort stations,

— Dog training schools,

— Furniture transfer and storage,

— Gas metering and control stations, public utility,

— Homes for children, foster family,

— Laboratories, research and testing,

— Lodge halls,

— Microwave stations,

— Mortuaries,

— Motion picture studios,

— Motorcycle, motor scooter, and trail bike rentals,

— Recreational vehicle rentals,

— Revival meetings, tent, temporary,

— Signs, outdoor advertising,

— Taxidermists,

— Trailer rentals, box and utility,

— Truck rentals, excluding trucks exceeding two tons capacity,

— Wedding chapels;

(3) Recreation and Amusements.

— Amusement rides and devices,

— Athletic fields,

— Carnivals,

— Golf courses,

— Commercial recreation clubs,

— Swimming pools;

(4) Agricultural Uses.

— Crops: field, tree, bush, berry, row;

(5) Accessory Uses.

— Storage of building materials, except during on-site construction,

— Auto body and fender repair, painting, and upholstering,

— Manufacturing.

(B) Development Standards. Premises in Modified Zone C-3 shall be subject to the following development standards:

(1) That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers, and/or trees, and suitable hardscape materials, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area;

(2) Every building in Modified Zone C-3 shall have a height of not to exceed two stories or 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent. Any structures on the roof, such as air-conditioning units, antennas, and other equipment shall be fully screened from view from any nearby residential properties, where deemed

appropriate and consistent with prudent engineering practices;

(3) The total floor area in all the buildings on any one parcel of land shall not exceed 1.8 times the total lot area of such parcel of land;

(4) That there be parking facilities as required by Part 11 of Chapter 22.52;

(5) Outside Display. Except for the following uses, all display in Modified Zone C-3 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:

— Parking lots,

— Business signs on the premises;

(6) Outside Storage. Outside storage is permitted only on the rear of a lot or parcel of land in Modified Zone C-3, provided such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot or parcel of land, and further provided that no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the director of planning may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately comply with the provisions of this section. All such requests for substitution shall be subject to Part 12 of Chapter 22.56, on director's review.

ii. Modified Zone C-M (Commercial Manufacturing).

(A) Permitted Uses. All uses described in Zone C-M are allowed, except that the following uses require a conditional use permit:

(1) Sales.

— Automobile sales, sale of new and used motor vehicles,

— Boat and other marine sales,

— Mobilehome sales,

— Recreational vehicle sales,

— Trailer sales, box and utility;

(2) Services.

— Car washes, automatic, coin-operated, and hand wash,

— Revival meetings, tent, temporary,

— Signs, outdoor advertising,

— Tire retreading or recapping;

(3) Agricultural Uses.

— Crops: field, tree, bush, berry, row;

(4) Accessory Uses.

— Storage of building materials, except during on-site construction.

(B) Development Standards. Premises in Modified Zone C-M shall be subject to the following development standards:

(1) Every building in Modified Zone C-M shall have a height of not to exceed two stories or 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent. Any structures on the roof, such as air conditioning units, antennas, and other equipment shall be fully screened from view from any nearby residential properties, where deemed appropriate and consistent with prudent engineering practices.

(2) The total floor area in all the buildings on any one parcel of land shall not exceed one times the total lot area of such parcel of land. Area covered by buildings shall not exceed 60 percent of the total lot area.

(3) Any property used for the outside storage or display of raw materials, equipment, or finished products shall comply with the requirements of Part 7 of Chapter 22.52.

(4) Signs shall comply with the requirements of Part 10 of Chapter 22.52.

(5) Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.

e. **Area Specific Standards.**

i. Area 1 (Modified Zone C-3).

(A) Area Description. Area 1 is bounded generally on the north by Figueroa Drive, on the east by the redevelopment project area

boundary, on the south by Woodbury Road, and on the west by the redevelopment project area boundary.

(B) Development Standards.

(1) A 10-foot front yard shall be provided along Lincoln Avenue, Woodbury Road, Figueroa Drive, and all other public streets in Area 1.

(2) The required yards will be landscaped and neatly maintained. Landscape and irrigation plans must be submitted to the executive director of the community development commission and the director of regional planning for review and approval.

(3) Buildings located in Area 1 within 50 feet of the redevelopment project area boundaries shall be designed to be compatible with the residential uses which adjoin the boundaries. All permitted residential buildings shall be designed in character with the surrounding residential uses. Architectural renderings shall be submitted and approved by the executive director of the community development commission and the director of regional planning.

ii. Area 2 (Modified Zone C-M).

(A) Area Description. Area 2 is bounded generally on the north by the redevelopment project area boundary, on the east by Lincoln Avenue and Area 1, on the south by the redevelopment project area boundary, and on the west by the redevelopment project area boundary west of Windsor Avenue.

(B) Development Standards.

(1) A 10-foot continuously landscaped front yard shall be provided along Woodbury Road, Windsor Avenue, and on all other public streets in Area 2, and will be landscaped and neatly maintained. Landscape and irrigation plans shall be submitted to the executive director of the community development commission and the director of regional planning for review and approval.

(2) Buildings located in Area 2 within 100 feet of the redevelopment project area boundaries, shall be designed to be compatible with the residential uses which adjoin said boundaries. All permitted residential buildings shall be designed in character with surrounding residential uses. Architectural renderings shall be submitted to and approved

~~by the executive director of the community development commission and the director of regional planning.~~

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APPENDIX I

CRITERIA FOR SIGNIFICANT RIDGELINES

The designation of the significant ridgelines within the Altadena Community Standards District is based on the following criteria:

- Topographic complexity. Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges are observable from any location on the valley floor, from a community, or from a public road. Geologic conditions in Altadena make this a common condition.
- Near/far contrast. Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley rim or a pass. Often, layers of ridges are visible into the distance, such as on or adjacent to Chaney Trail. This contrast can be experienced viewing an entire panorama or a portion of a panorama from an elevated point.
- Cultural landmarks. Ridges from views of well-known locations, structures, or other places which are considered points of interest in Altadena. These landmarks include the Owen Brown cabin and gravesite, Zorthian Ranch, Echo Mountain, Rubio and Millard Canyons, and the Nightingale Estate.
- Existing community boundaries and gateways. Ridges and surrounding terrain that provides the first view of predominantly natural, undeveloped land as a traveler emerges from the urban landscape. These lands introduce visitors to the visual experiences they will encounter in Altadena. Community boundaries and gateways include the Foothill Freeway (Interstate 210) and all of the surrounding ridges that provide a skyline and boundary to the entire San Gabriel Valley and a vast, integrated, visually coherent view space delineating the end of the Los Angeles urban area.

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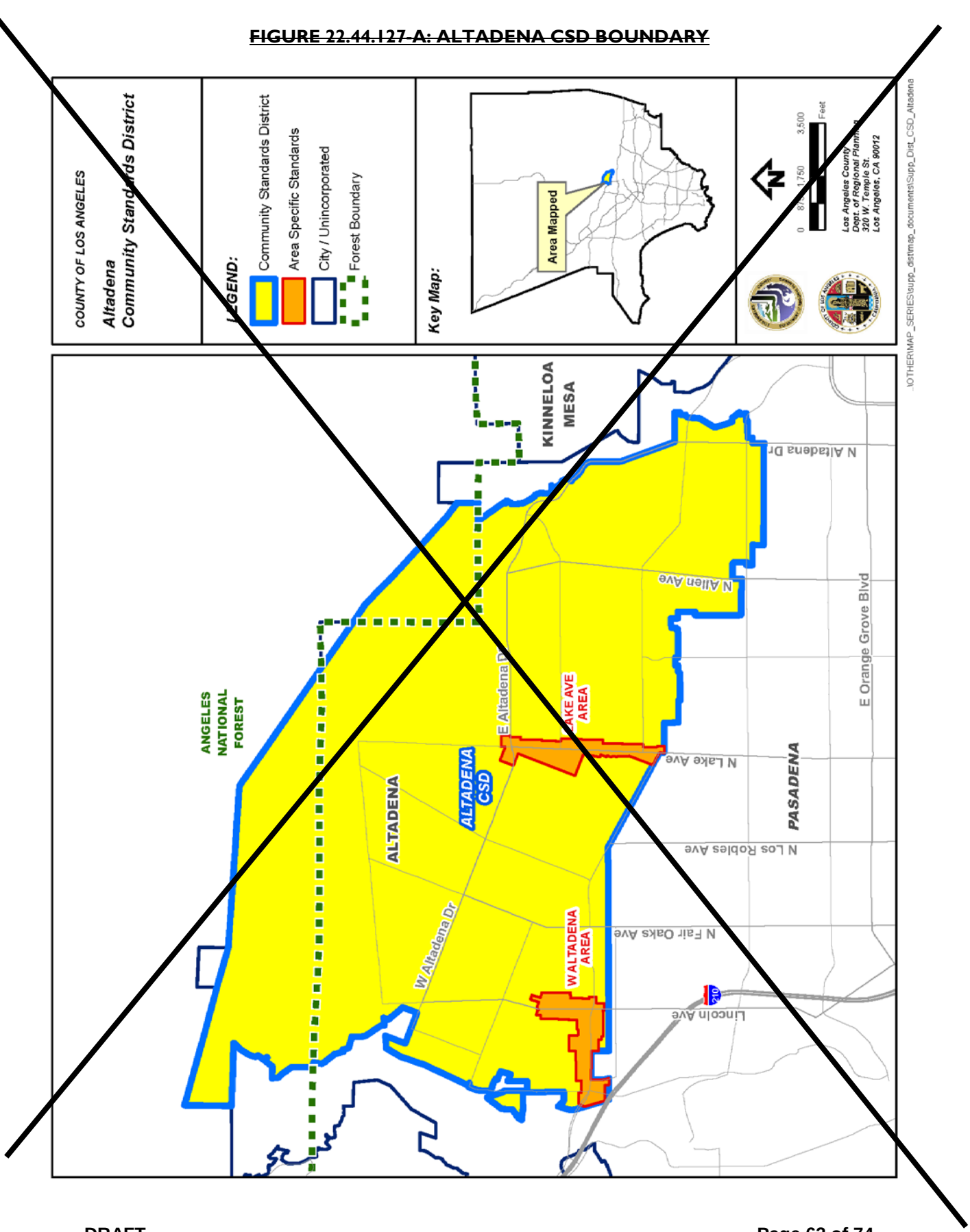
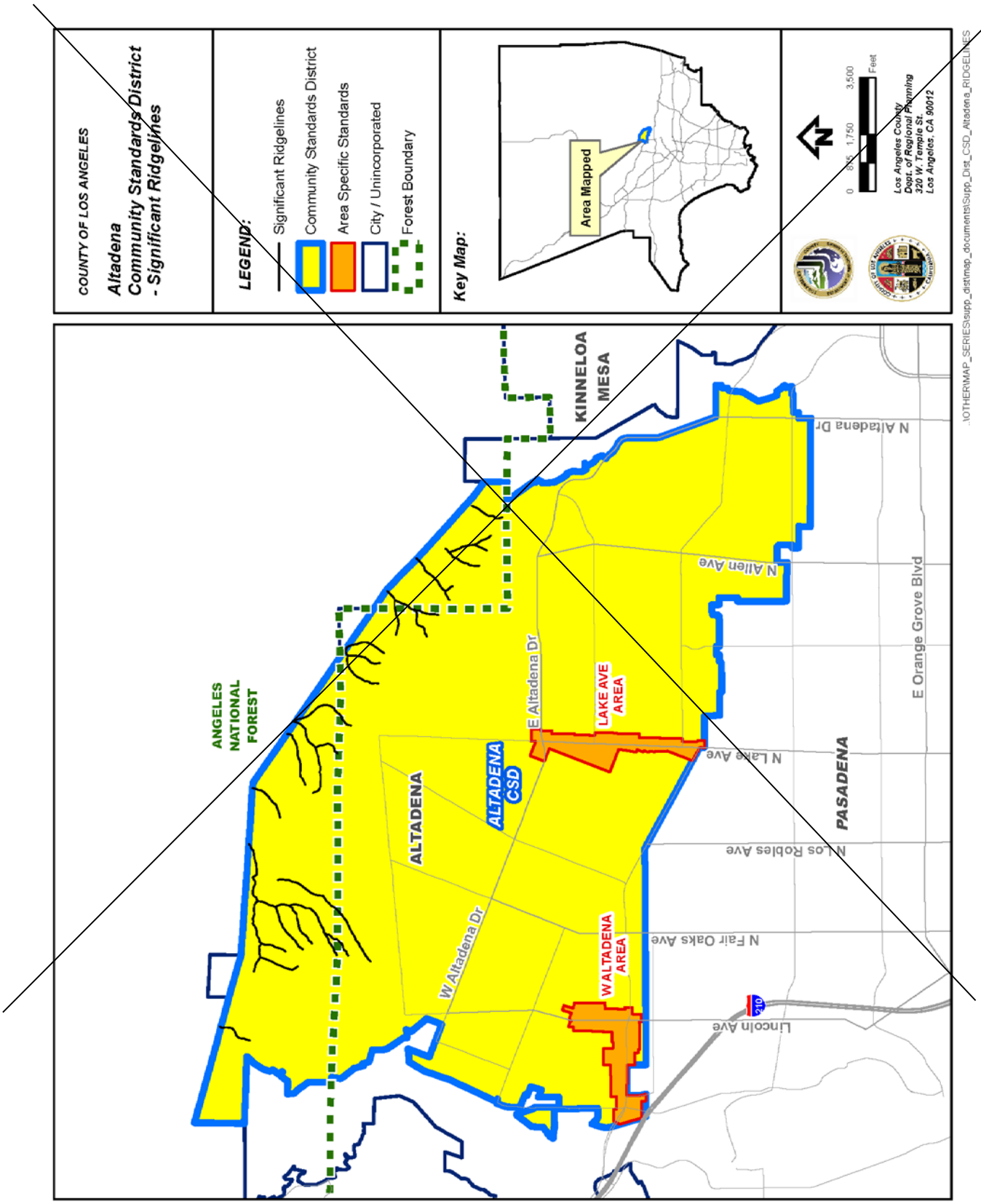
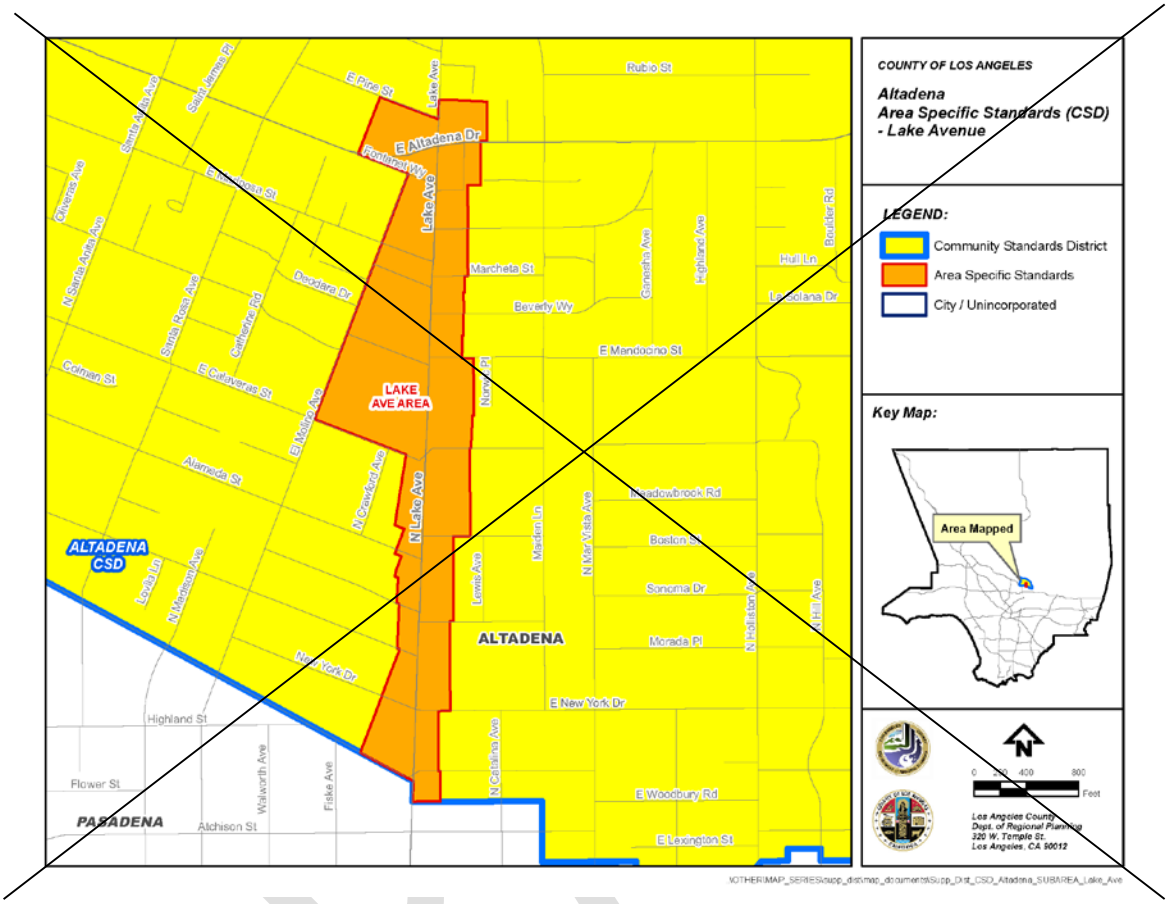
~~FIGURE 22.44.127-A: ALTADENA CSD BOUNDARY~~



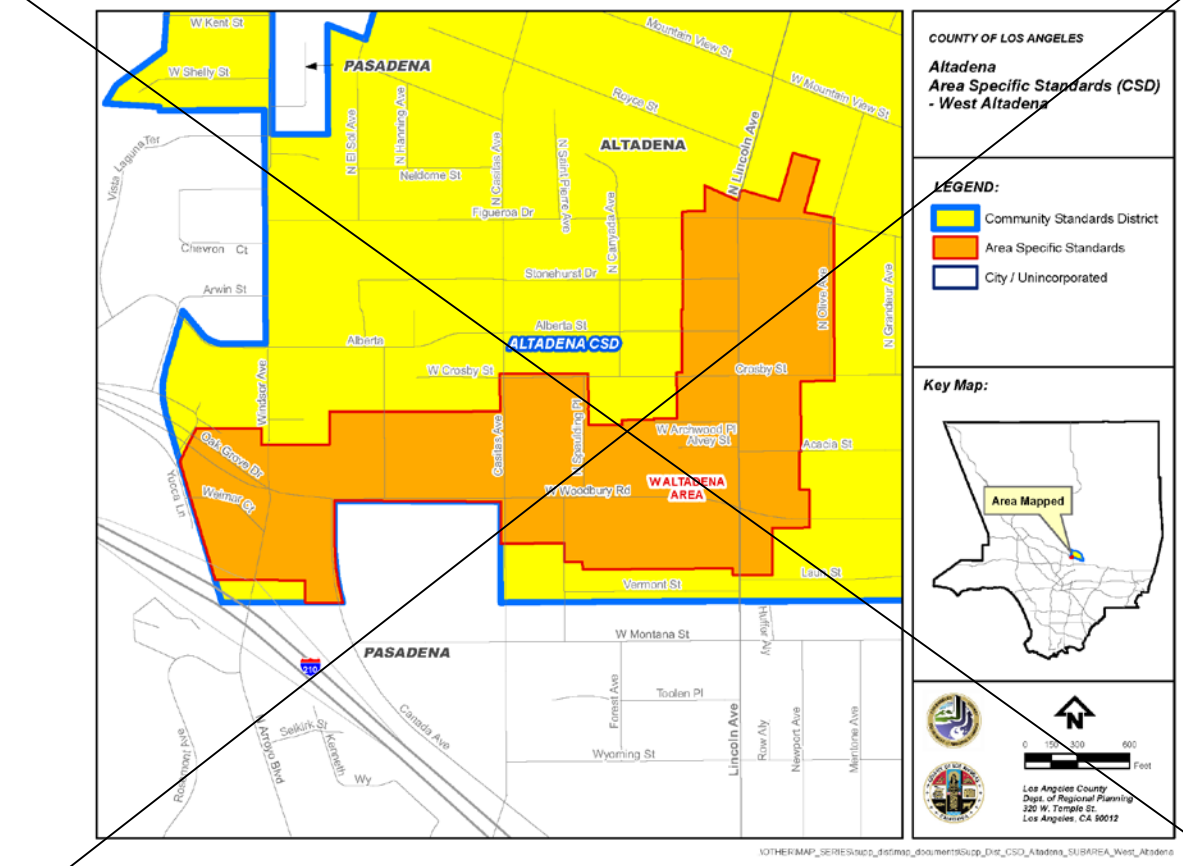
~~FIGURE 22.44.127-B: SIGNIFICANT RIDGELINES~~



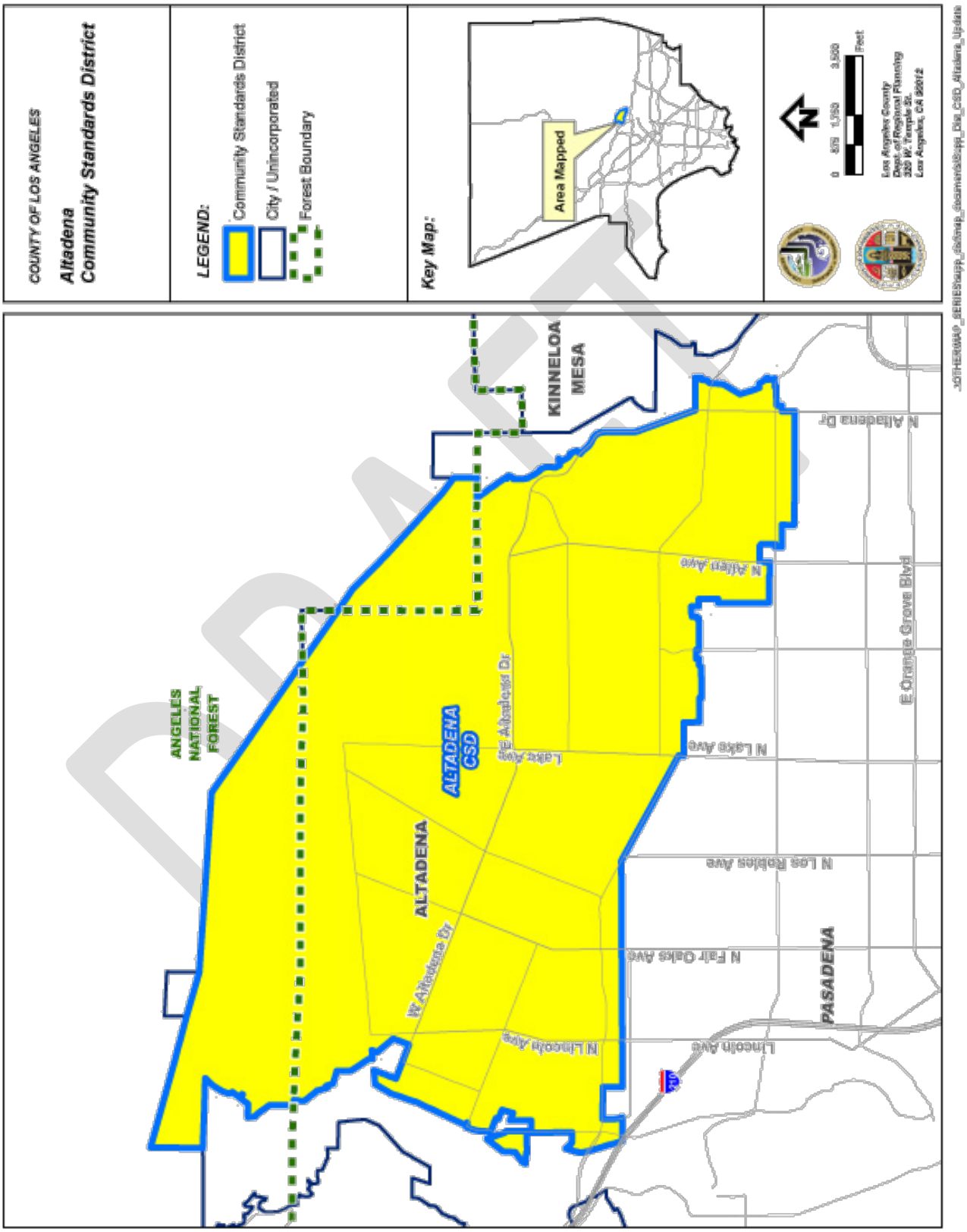
~~FIGURE 22.44.127-C: LAKE AVENUE AREA~~



~~FIGURE 22.306-D: WEST ALTADENA AREA~~



MAP 22.44.127-A: ALTADENA CSD BOUNDARY



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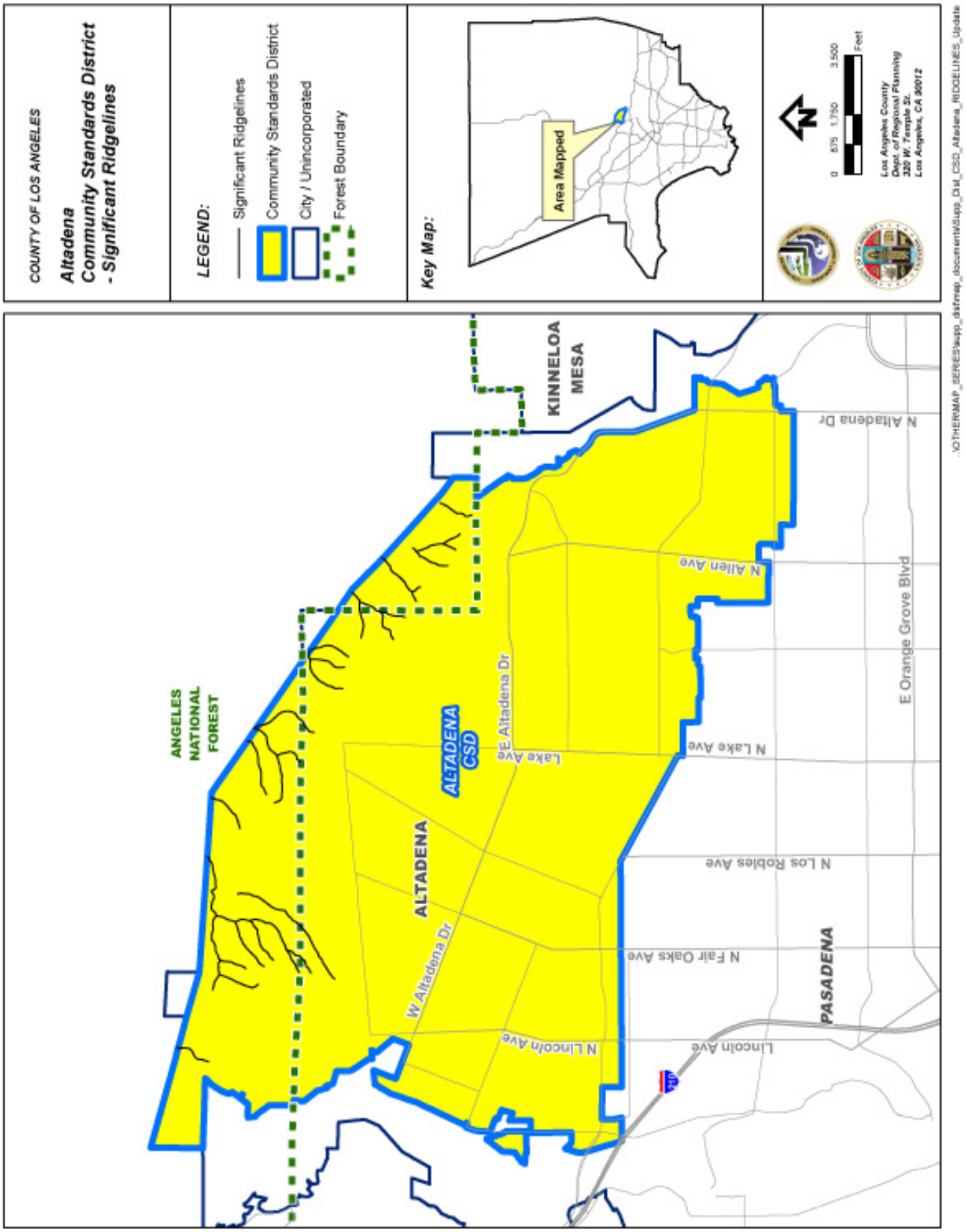
MAP 22.44.127-B: SIGNIFICANT RIDGELINES



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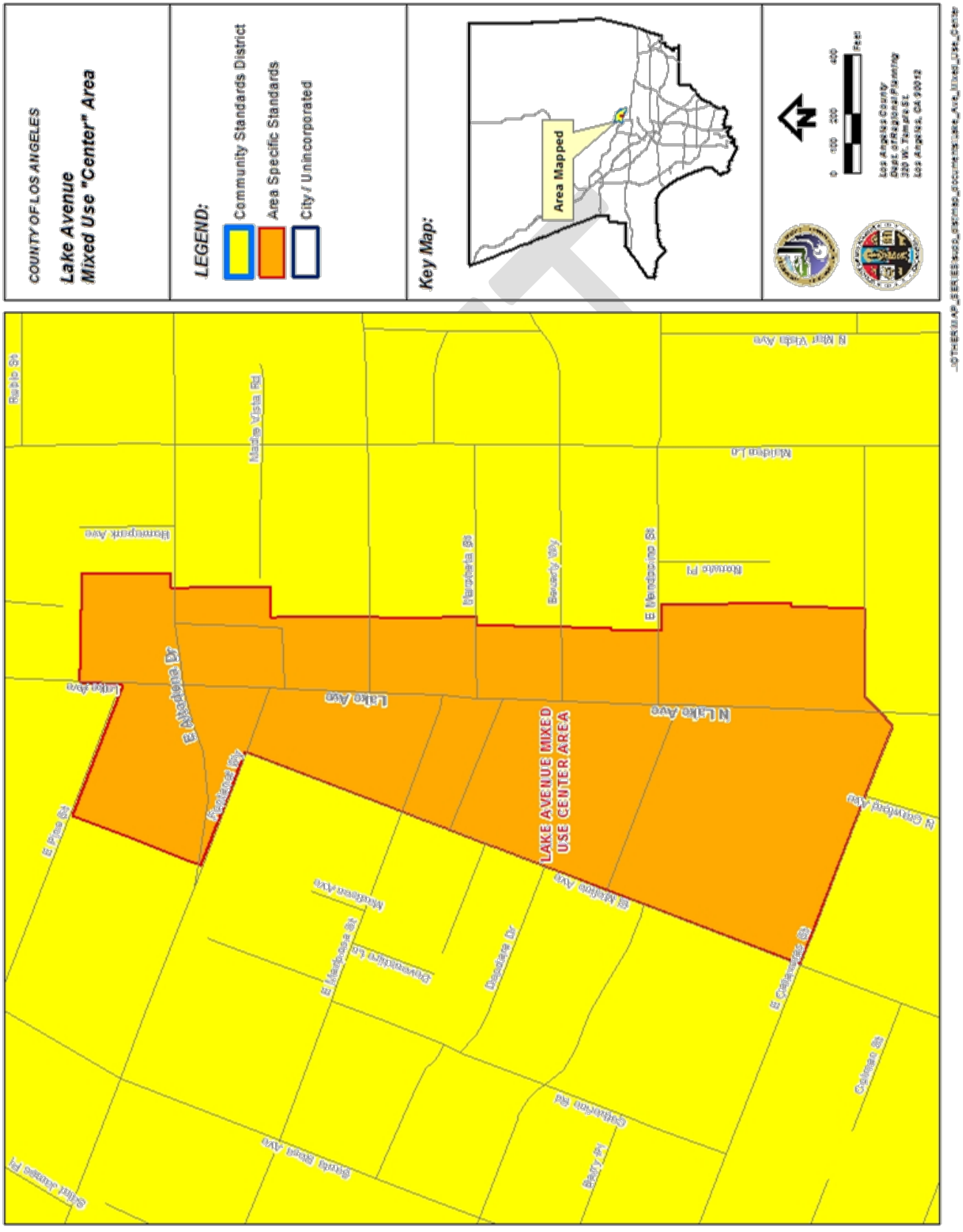
MAP 22.44.127-C: LAKE AVENUE MIXED USE "CENTER" AREA



SECTION 3. Section 22.52.2430 is hereby amended to read as follows:

22.52.2430 Wineries-Permit Requirements.

…

C. Conditions of approval. In addition to any other condition imposed by the ~~Director~~ Hearing Officer or the Commission, the development standards and operating regulations set forth in Sections 22.52.2410 and 22.52.2420 of this Part 23 shall be made conditions of approval for any winery CUP, except where modified by the Hearing Officer or the Commission.

…

SECTION 4. Section 22.52.2460 is hereby amended to read as follows:

22.52.2460 Tasting rooms-Permit Requirements.

…

B. Conditions of approval. In addition to any other condition imposed by the ~~Director~~ Hearing Officer or the Commission, the development standards and operating regulations set forth in Sections 22.52.2440 and 22.52.2450 of this Part 23 shall be made conditions of approval for any tasting room CUP, except where modified by the Hearing Officer or the Commission.

…

SECTION 5. Section 22.52.2490 is hereby amended to read as follows:

22.52.2460 Remote tasting rooms-Permit Requirements.

…

B. Conditions of approval. In addition to any other condition imposed by the ~~Director~~ Hearing Officer or the Commission, the development standards and operating regulations set forth in Sections 22.52.2470 and 22.52.2480 of this Part 23 shall be made conditions of approval for any remote tasting room CUP, except where modified by the Hearing Officer or the Commission.

…

SECTION 6. Section 22.56.030 is hereby amended to read as follows:

22.56.030 Application-Information Required.

A. An application for a conditional use permit shall contain the following information:

…

10. With each application, the applicant shall also file:

a. Maps in the number prescribed, and drawn to a scale specified by the director, showing the location of all property included in the request, the location of all highways, streets, alleys and the location and dimensions of all lots or parcels of land within a distance of 500 feet from the exterior boundaries of the subject parcel of land. If the application is for a minor conditional use permit in accordance with Section 22.56.085, a distance of 300 feet from the exterior boundaries of the subject parcel of land shall be provided in lieu of 500 feet.

b. One copy of said map shall indicate the uses established on every lot and parcel of land shown within said 500-foot radius or within said 300-foot radius if the application is for a minor conditional use permit in accordance with Section 22.56.085,

c. A list, certified to be correct by affidavit or by a statement under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land to be occupied by the use. If the application is for a minor conditional use permit in accordance with Section 22.56.085, a distance of 300 feet from the exterior boundaries of the parcel of land to be occupied by the use shall be provided in lieu of 500 feet. One copy of said map shall indicate where such ownerships are located,

…

SECTION 7. Section 22.56.070 is hereby amended to read as follows:

22.56.070 Application-Public Hearing Required ~~Exception~~.

In all cases where an application for a conditional use permit is filed, ~~except where the Director grants the permit pursuant to section 22.56.085,~~ the public hearing shall be held pursuant to the procedure provided in Part 4 of Chapter 22.60, except where an application for a minor conditional use permit is filed, a minor conditional use permit shall not be subject to the provisions of Section 22.60.175.

SECTION 8. Section 22.56.085 is hereby amended to read as follows:

22.56.085 ~~Grant or Denial of~~ Minor Conditional Use Permit.

A. ~~Any person filing a~~An application for a minor conditional use permit may ~~request the Director to consider the application in accordance with the section~~ be filed for the following uses:

…

B. The purpose of this section is to authorize the ~~director's ex parte~~ consideration of minor conditional use permit applications that by their nature are limited in scope and impacts.

~~C. The director shall cause notice of the application to be mailed by first class mail, posted pre paid, to all those addresses on the list required by subsection A.10.c of Section 22.56.030 that are within a distance of 300 feet from the exterior boundaries of the parcel of land to be occupied by the requested use, and to such other persons whose property or interests might, in the director's judgment, be affected by the request. The notice shall describe the project and also indicate that any individual may request a public hearing on the application by filing a written request with the director within 14 calendar days following the date on the notice.~~

~~D~~C.~~Unless at least two requests for a public hearing have been filed with the director as provided in subsection C of this section, the director~~ The Hearing Officer, or the Commission pursuant to Part 4 of Chapter 22.60, may grant such permit ~~without a public hearing~~ if the ~~director~~ he or she finds that the use requested, subject to such conditions deemed necessary, will comply with the findings required by Section 22.56.090 and with any applicable requirements of Chapter 22.52, and if he or she further finds that the impacts of the use requested on safety, facilities and services, and natural resources are minor in nature.

~~E~~D.~~The director shall notify the applicant and any persons who filed a timely request for a hearing of his decision. Any appeal from the director's decision shall be filed with the hearing officer within 14 days following the date on the notice of director's decision.~~ The decision of the Hearing Officer may be appealed to the commission. All appeals shall be filed within the time period set forth in, and shall be subject to all of the other provisions of Part 5 of Chapter 22.60 except that the decision of the commission shall be final and effect on the date of the decision and shall not be subject to further administrative appeal. If the permit was considered by the Commission concurrently with a general plan or specific plan amendment, zone change, development agreement or other legislative action, the provisions of Part 5 of Chapter 22.60 shall apply.

SECTION 9. Section 22.60.100 is hereby amended to read as follows:

22.60.100 Filing Fees and Deposits.

A. For the purposes of defraying the expense involved in connection with any application or petition required or authorized by this Title 22, the following fees shall accompany the application or petition:

…

-- Minor Conditional Use Permits -- $1,494.00~~, except that where a public hearing is requested pursuant to Section 22.56.075, an additional fee of $7,230.00 shall be paid~~.

…

SECTION 10. Section 22.60.176 is hereby amended to read as follows:

22.60.176 Conduct of Hearings-Hearing Officer duty.

When a verified application is filed for a permit or variance and a hearing is required by Title 21 or Title 22, the ~~h~~Hearing ~~o~~Officer shall hold such hearing unless the hearing examiner and/or ~~c~~Commission conduct hearings pursuant to Section 22.60.171. The Hearing Officer shall hold a hearing for a minor conditional use permit application unless the minor conditional use permit is filed concurrently with an application for a general plan or specific plan amendment, zone change, development agreement or other legislative action. In all cases where a minor conditional use permit is filed concurrently with an application requiring a legislative action as listed above, the Commission shall hold a public hearing.

DRAFT

G. Zone Specific Development Standards

1. R-1 Zone.

g. ***Home-Based Occupations.*** Except as provided below, Section 22.20.020 (Home Based Occupations-Regulations) relating to home-based occupations shall remain applicable.

iv. **Land Use Regulations**. If a Conditional Use Permit (Part 1 of Chapter 22.56) application has first been approved, and while such permit is in full force and effect in conformity with the conditions of such permit, the following home-based occupations may be permitted:

(A) Classes, provided:

(1) A maximum of four classes may be permitted per calendar week,

(2) One on-site parking space shall be provided on site for each class participant;

(3) No amplified outdoor noise shall be permitted; and

(4) Classes may be permitted between the hours of 9:00 a.m. and 8:00 p.m. Monday through Saturday.

v. **Findings.** In addition to the findings required for a Conditional Use Permit (Part 1 of Chapter 22.56), for any use requiring a Conditional Use Permit the Commission or Hearing Officer shall find that:

(A)The use is in conformance with the residential character;

(B) Any deviation from the prescribed development standards will not create a disruptive effect on the neighborhood; and

(C) The use has substantial neighborhood support. For purposes of this requirement, substantial neighborhood support means at least two-thirds of all written comment letters received from residents, property owners, and businesses within the 1,000 foot radius from the property, support the project. In reaching this threshold, every person signing a written comment letter shall be counted separately, provided that such signature has been verified.

DRAFT

Richard Marshalian

From: X <x@firstcallcreative.com>
Sent: Wednesday, June 08, 2016 7:37 AM
To: DRP Altadena CSD
Subject: Altadena CSD - Fences, Walls, and Landscaping

Follow Up Flag: Follow up
Flag Status: Completed

Both the current and proposed standards for fences, walls, and landscaping to ensure "safety" and "clear line of sight" are arbitrary. Their developmental logic is structurally unsound; lacking any basis in documented facts, case studies or incident reports.

And yet this was the "non-negotiable" starting point for front yard height restrictions.

We must not burden private property owners with so called "safety standards" based on opinions, guesses, committee compromises and dogmatic departmental stances.

This is private property. Not public. Not commercial.

Further, the current and proposed standards fail to take into account the following:

+ Altadena is a town whose historic, unique character is one of tall front yard hedges and fences. We will not compromise or conform.

+ Right to Privacy violations by Google cars, Google Maps and nosy neighbor Surveillance Cameras which record, transmit, store and post exterior and interior images and footage of private property 24/7, 365 days a year with little impunity while leaving little legal recourse for the violated home owner. Currently, a nice tall hedge or fence is the only counter measure available to home owners seeking to protect their right to privacy against this unchecked, privacy invading technological onslaught.

+ Speaking of technology, more cars are being manufactured with rear view cameras & side view cameras, approaching object warning sensors and automatic braking. This technology obliterates any "line of sight" argument related to front yard privacy barriers.

+ Driving laws already make it clear that it is up to the property owner to transition between their private land and the public right of way in a safe manner and they must yield to motorist, cyclist and pedestrians. As such, they may be liable for accidents resulting from inadequate "line of sight" related to front yard fences, walls, landscaping and hedges.

+ There is a world of difference in the execution, look and feel of a privacy barrier such as a hedge versus a fence. And yet their is no variation in the applicable standards.

+ CSD Modification application fees are fiscally discriminatory. As such, they are also racially discriminatory in practice. Assuring that only the rich and white can appeal for modification.

+ Both the existing and prosed standards will pit neighbor against neighbor and allow for reporting of "violators" merely to harass and harm.

Instead, the standards for Altadena should be as follows:

+ Fences, walls, landscaping and hedges in existence prior to adoption of the new standards are not subject to enforcement action.

+ Fences and walls are allowed up to 10 feet tall in the front yard.

+ Organic landscaping such as hedges, trees and bushes have no height restrictions.

+ The property owner is responsible for determining and establishing a "safe line of sight" from their front yard to the public right of way.

Xavier Inguanzo
X@FirstCallCreative.com

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Richard Marshalian

From: ebmedia@gmail.com on behalf of Justin Robertson <justin.robertson@mail.com>
Sent: Sunday, June 26, 2016 12:18 PM
To: ATC 4611 Justin Robertson
Subject: Comments on draft Altadena CSD revisions

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

The following are my comments based on the preliminary draft revisions to the Altadena CSD dated 6/4/2016:

22.306.070.D.1.a
General comments - it's important that drive-through facilities have adequate queuing space, such that traffic impacts from cars queuing into the roadway are avoided. (This condition exists from time to time with the Jack in the Box at Lake and Mendocino).

22.306.070.D.1.a.i
These provisions should include R-3 zoned properties, as there are sites along Lake Avenue that abut R-3. This section should therefore also protect R-3 properties from drive-through facility impacts in the same way it does R-1 and R-2.

Changing this section's requirement from a full CUP to a Minor CUP would provide the desired review/oversight from LADPW Traffic and the public, while limiting costs and application time. I'm not sure why full would be preferable to Minor for this provision, hopefully staff can explain.

(1) It's not clear what a "cleanup plan" is, and there's no reference to it in the CSD definitions or anywhere else in Title 22. Please clarify.

(4) The "solid wall" or whatever else allowable as a buffer should be "decorative," as opposed to blank CMU or similar.

22.306.070.D.2.d
I would urge staff and the Committee to consider expressly permitting "sandwich board"-type A-frame sidewalk signs - as long as a minimum pedestrian thruway is maintained - without the need for an encroachment permit.

22.306.070.D.2.g
i.(1) "Commercial street" is not defined.

At least one functional, non-emergency entrance should be required at grade level on the building's ground floor along a commercial street, on a sloping site or otherwise. This will encourage the continuity of retail sales and services.

Ground floor uses fronting a commercial street should be limited to retail, restaurant, personal services, or similar active, pedestrian-oriented uses.

ii. This should address drive-through facilities in addition to walk-up facilities, as driveways and drive-through queuing affect pedestrian flow, arguably more so than ATMs or other walk-up facilities.

iv. Providing or varying paint colors/types on an otherwise flat or unadorned surface should not be sufficient to meet this standard.

Store entrances should be recessed from the edge of the building facade to provide both shelter and desired articulation/dimensional relief, particularly where fronting an existing transit stop.

vii.

General comment: features used to conform with this section should be oriented toward the commercial street, and should connect visually and physically to adjacent street frontages.

(1) Minimum depth of arcades provided to meet the requirements of 22.306.070.D.2.g.i.vii. should [1] be at least eight feet to provide an adequate pedestrian thruway, and [2] they should have a minimum height of 12 feet above the finished grade but no more than two stories high.

viii. Applicants should be encouraged to provide benches, shelter, shade trees [agree to water a LADPW-provided tree for 5 years or until established], and pedestrian-scale lighting [architecturally complementary to the project or to adjacent existing lighting] when [1] the structure fronts a transit stop, [2] when such improvements are not already present, and [3] the lot size is at least 1.5x the minimum required.

22.306.080
General comment: ground floor uses fronting a commercial street should be limited to retail, restaurant, personal services, or similar active, pedestrian-oriented uses.

A.3.a. I would suggest that 48 feet could be too tall for much of this corridor (even through the roadway width of 80-90 feet would support this height while still providing a sense of enclosure), given the importance of the area viewshed relative to both the foothills north of Altadena, and area historic structures, particularly at and around Lake/Calaveras.

To that end, would permitting new or modified structures adjacent to Significant Properties identified in 22.306.060.D have Cultural Resources impacts on those properties, or threaten their current or future historic designations?

Allowing height averaging would help mitigate a loss of views and a sense that something is "over height," while providing desired architectural relief (and perhaps better projects!).

Figure 22.306-A
Why is Lincoln Avenue still included in the revised figure if its area-specific standards are entirely struck-out in the revised CSD? Aren't the only remaining area-specific standards for the Lake Avenue corridor?

--

Thanks to the committee and to DRP staff for their hard work getting us to this point. I look forward to the continued public process, and to unlocking a brighter future for Altadena's neighborhoods and corridors through this effort.

Best,

Justin Robertson
Altadena Town Council
Census Tract 4611

Richard Marshalian

From: Randall Baer <rbaer@pacbell.net>
Sent: Thursday, June 23, 2016 1:02 PM
To: DRP Altadena CSD
Subject: RE: Altadena CSD Height Change Question

Follow Up Flag: Follow up
Flag Status: Completed

Dear Richard,

Thank you for your response to my inquiry regarding height limits in R1 zones.

The area I'm questioning is located within the Altadena Hillside Ordinance, on a slope of 100% (45 degrees). While it was tentatively approved under the old ordinance allowing 2 stories up to 35' high on lots over 20,000 sf , I believe the new proposal is to reduce the 2 story limit to 25'. (Section 22.56.217 sec. VI Sensitive Hillside Design Measures)

If I'm correct in reading this new standard, I'm curious as to what complaints or issues may have prompted this reduction. Were there instances of people building 2 story homes with 17' ceilings or was this merely cleaning up language in the previous code standard that was missed the first time around? And, is this merely an Altadena issue or a county-wide issue?

Thanks again for your help,

Randy Baer
3588 Canyon Crest Rd
Altadena, CA
626-639-3483

From: DRP Altadena CSD [mailto:altadenacsd@planning.lacounty.gov]
Sent: Monday, June 20, 2016 11:54 AM
To: Randall Baer <rbaer@pacbell.net>
Cc: David McDonald <dmcdonald@planning.lacounty.gov>; Susan Tae <stae@planning.lacounty.gov>
Subject: RE: Altadena CSD Height Change Question

Hi Randall,

Thank you for reaching out to us! There is no proposed change to the existing height limit in R1 zones. The current height limits remain unchanged and are reproduced for reference below.

R-1 Height Limits by lot size	
Lots (>20,000 sf)	35 feet
Lots (<20,000 sf)	30 feet
Flag Lots	30 feet

Please let us know if you have any other questions,

Sincerely,
Richard

Richard Marshalian | Regional Planning Assistant II
Department of Regional Planning | Advance Planning
Phone: 213.974.6477

From: Randall Baer [mailto:rbaer@pacbell.net]
Sent: Friday, June 17, 2016 9:25 AM
To: DRP Altadena CSD <altadenacsd@planning.lacounty.gov>
Subject: Altadena CSD Height Change Question

Good Morning,

I believe that one of the proposed changes to the building code for Altadena is to reduce the allowable height for building in a R1 zone from 35' to 25'. Can you tell me if this is correct? If it is correct, can you please inform me of the process as to why this change was felt to be necessary?

Thank you very much.

Sincerely,

Randy Baer
3588 Canyon Crest Rd
Altadena, CA

626-639-3483

Richard Marshalian

From: Randall Baer <rbaer@pacbell.net>
Sent: Friday, June 17, 2016 9:25 AM
To: DRP Altadena CSD
Subject: Altadena CSD Height Change Question

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Sincerely,

Randy Baer
3588 Canyon Crest Rd
Altadena, CA

626-639-3483

Richard Marshalian

From: Anne Chomyn <annechomyn@gmail.com>
Sent: Tuesday, June 14, 2016 6:48 PM
To: DRP Altadena CSD
Subject: sidewalks

Follow Up Flag: Follow up
Flag Status: Completed

In case this could possibly be worked into the new CSD

Often the homeowner landscapes not only her front yard but also the stretch of land between her property line and the shoulder of the road. I believe the County requires that if there is dirt, ie an unpaved area between roadway and homeowner's property, homeowner must landscape it (plant it). Could we include in the new CSD that the part owned by County and landscaped by homeowner must provide passage for pedestrians: either stepping stones, gravel path, paving, or flat grassy path. This would allow pedestrians to walk parallel to the roadway but not on the roadway. This would increase the safety of pedestrians. Basically this requirement for providing a pathway for pedestrians is prohibiting hedges, trees, tall groundcovers from being planted on County property.

This pedestrian pathway rule would be especially helpful on busy streets like Altadena Drive, in the parts that have no sidewalk.

Anne Chomyn, Ph.D.
1925 E. Altadena Dr.
Altadena CA91001
626-798-2965

Richard Marshalian

From: X <x@firstcallcreative.com>
Sent: Wednesday, June 08, 2016 7:37 AM
To: DRP Altadena CSD
Subject: Altadena CSD - Fences, Walls, and Landscaping

Follow Up Flag: Follow up
Flag Status: Completed

Both the current and proposed standards for fences, walls, and landscaping to ensure "safety" and "clear line of sight" are arbitrary. Their developmental logic is structurally unsound; lacking any basis in documented facts, case studies or incident reports.

And yet this was the "non-negotiable" starting point for front yard height restrictions.

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+ Right to Privacy violations by Google cars, Google Maps and nosy neighbor Surveillance Cameras which record, transmit, store and post exterior and interior images and footage of private property 24/7, 365 days a year with little impunity while leaving little legal recourse for the violated home owner. Currently, a nice tall hedge or fence is the only counter measure available to home owners seeking to protect their right to privacy against this unchecked, privacy invading technological onslaught.

+ Speaking of technology, more cars are being manufactured with rear view cameras & side view cameras, approaching object warning sensors and automatic braking. This technology obliterates any "line of sight" argument related to front yard privacy barriers.

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+ The property owner is responsible for determining and establishing a "safe line of sight" from their front yard to the public right of way.

Xavier Inguanzo
X@FirstCallCreative.com

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Richard Marshalian

From: GrechRealtors@aol.com
Sent: Tuesday, June 07, 2016 8:10 AM
To: DRP Altadena CSD
Cc: Ayala Ben-Yehuda
Subject: Altadena CSD
Attachments: Scan0061.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hello:

Attached please find a letter dated today regarding comments about the proposed Altadena CSD matter. Also attached is a letter of June 2 which was previously provided to you.

I would appreciate hearing your response to the issues I have raised and I also look forward to receiving the information I have requested in both letters.

Thank you for your efforts with this matter. I look forward to being informed of all future meetings so that I can participate in and assist with this matter.

Sincerely,

John G. Grech
JOHN E. GRECH & ASSOCIATES
1708 E. Walnut Street
Pasadena, CA 91106
Cell: 626-628-5027
Office: 626-449-1181
Fax: 626-449-1185
Email: grechrealtors@aol.com
BRE License No. 00460920

John G. Grech
4000 Fair Oaks Avenue
Altadena, CA 91001
Mailing Address: 1708 E. Walnut Street, Pasadena, CA 91106
Phone: 626-628-5027
Email: grechrealtors@aol.com

VIA EMAIL AND U. S. MAIL

June 7, 2016

Department of Regional Planning
County of Los Angeles
320 West Temple Street
Los Angeles, CA 90012

Re: Altadena Community Standards District Draft Recommendations

Dear Regional Planning:

This letter is in response to the "Additional Recommendations" memo that was handed out at the community meeting on June 4 and is a follow-up letter to my letter of June 2, 2016, a copy of which is attached. My comments are as follow:

1. **Second Units without a Sewer Connection or in an SEA:** I agree that properties served by a septic system should have the same right to second units as those properties that are served by a public sewer. Such properties should not be penalized only because public sewer connections are not readily available. However, septic systems that will serve a second unit should be required to be reviewed and approved prior to the issuance of a building permit for a second unit.

I also STRONGLY AGREE that properties located within a hillside area, a high fire severity zone or a SEA should have the right to apply for a second unit permit via a CSD Modification. **Second units in these areas should not be prohibited outright. Owners of properties in these areas should have the same right as all other property owners to apply for a second unit permit. But the approval of any such permit must be subject to the project meeting all appropriate standards involved.**

Furthermore, I agree that a CSD Modification procedure is far superior to requiring a CUP. A CSD Modification provides ample opportunity for proper public and governmental review. I fail to see how requiring a CUP offers any additional protections or benefits whatsoever and the cost of a CUP is unduly prohibitive.

I would appreciate it if the County would provide me with a map of Altadena that shows all SEA areas or direct me to a web site that has such a map that is legible on a parcel by parcel basis. Please let me know what you can provide.

2. **Classes in Single-Family Residential Zones:** My primary concern with the proposed revision that would allow up to 4 classes per week between 9:00 am and 8:00 pm Monday through Saturday is that theoretically a homeowner could offer a day long

class 4 days per week and that seems highly excessive. I therefore suggest some type of weekly cumulative hourly cap be considered as an additional constraint.

3. **CSD Modification:** I support the proposed 300 foot mailing radius for a CSD Modification application. That is a fair and reasonable radius.

I am, however, ADAMANTLY OPPOSED to the proposal that a CSD Modification CANNOT be approved if more than 2 protest letters in a residential zone or more than 4 protest letters in a commercial zone are received. This is utterly and completely unfair and unreasonable. An applicant who submits a CSD Modification application and pays the fee is entitled to have the matter heard and be judged on its merits regardless of how many protest letters are received. Any parties opposed to the application can express their concerns at the public hearing and make their case. The applicant should have the same right, especially after the time and expense involved with submitting the application. The applicant is entitled to his or her "day in court" and the matter should be decided on its merits, not denied outright without the opportunity for a fair hearing. **This recommendation needs to be revised.**

In addition, I wonder if it is reasonable and necessary to process an appeal to a CSD Modification denial via a CUP. It seems to me that a Minor CUP process (I assume the County has such a method) should be more than adequate at what I assume would be a more reasonable cost.

4. **Fence and Wall Materials:** I am not clear if these proposed standards apply only to fences and walls on lot lines or within required setback areas or whether they are intended to apply ANYWHERE on a lot. **There are real problems with having to comply with these material requirements for fences and walls that ARE NOT located on lot lines or within required setback areas.** For instance, if a property owner wants to fence in a dog run, fence in a chicken coop or a vegetable garden to protect them from wildlife, or install other such fences on interior portions of their property they should not have to meet the same requirements as for walls and fences located on or near the property lines. So I would appreciate it if this matter would be further examined and appropriately modified.

I am also concerned about the proposed outright prohibition of barbed wire. I don't necessarily object to this prohibition for fences located on property lines or within required setbacks, but this could be an issue for owners of very large properties. For instance, I own two residences in Altadena located on lots that are both approximately 4 acres in size that are located in a very remote area. Both of these properties were fenced with barbed wire in the 1940's when barbed wire was permitted. Over the years we have had numerous instances when intruders under the influence of alcohol and drugs have attempted to enter our properties. Our barbed wire fences have provided us with a safety net that we feel is essential to maintain. Therefore, I suggest that barbed wire fences not be prohibited outright but rather be allowed subject to successfully processing a CSD Modification application.

5. **Modifications for Fences, Walls and Landscaping:** Please keep me informed about the ongoing review of this matter that is currently taking place. If a property owner wishes to pursue a modification of the standards that are ultimately put into place, I agree that a CSD Modification application would be the appropriate method of

pursuing any modification rather than requiring a CUP or a Variance. There should also be an appeal process for a CSD Modification application that is denied.

6. **Proposed Revised Development Standards:** I STRONGLY support the proposal to calculate the front yard based on the smallest front yard on the same side of the block or 20 feet, whichever is greater. THIS IS A MUCH NEEDED CHANGE. There are plenty of instances where one or more properties on a block have unusually large front yard setbacks which can create significant problems and inequity under the current front yard setback requirements. The proposed revision solves this problem and at the same time will ensure that appropriate front yard setbacks will be maintained.

Thank you for your consideration of the above. I would appreciate the County's response to the above, and I would also like more information regarding a map of SEA boundaries as requested above. In addition, I would appreciate being informed in advance of all future meetings regarding this matter.

Sincerely,

John G. Grech

Cc: Ms. Ayala Scott, County of Los Angeles General Plan and Housing Section via email.

Altadena Town Council

John G. Grech
4000 Fair Oaks Avenue
Altadena, CA 91001
Mailing Address: 1708 E. Walnut St., Pasadena, CA 91106
Email: grechrealtors@aol.com
Phone: 626-628-5027

June 2, 2016

Department of Regional Planning
County of Los Angeles
320 West Temple Street
Los Angeles, CA 90012

Re: Draft Altadena Community Standards District & Hillside Management Plan

Dear Regional Planning:

This letter sets forth several concerns regarding the above draft regulations. I am providing these comments in writing since I will be out of town and unable to attend the community meeting scheduled for June 4. However, I would like to be notified in advance of all future meetings so that I may attend those.

By way of background, my neighbors and I own several very large residential properties in Altadena with a combined area of over 100 acres. We worked very hard over a period of 2 years in 2008 and 2009 collaborating with other community residents, property owners and organizations including Altadena Heritage and the Altadena Town Council to develop revisions to the Hillside Zoning regulations. We continued to participate in subsequent community meetings that were conducted and provided detailed input along the way.

I am providing this background information in an effort to demonstrate that we have been very involved with this matter for a very long time. Due to all of the above, we feel that our opinions and concerns should be given proper consideration.

I have reviewed the "Vision Report" dated July, 2012 along with the draft Altadena Community Standards District document and wish to bring your attention to the following matters:

1. Primary Concerns:

A. **Section 22.306.060 (2a)**: I am very concerned that a Minor Conditional Use Permit is proposed to be required for any new development except for the 3 exceptions that are specified. I believe that this could be an unnecessarily expensive and time consuming requirement that should not be imposed on property owners UNLESS THEY ARE SEEKING SOME MODIFICATIONS TO THE EXISTING REQUIREMENTS.

Furthermore, I am confused about the wording of this section. Subsection ii. states "New accessory structures; and". I am confused about the last word "and". It seems to me that the intention is that any development would only need to meets one of these

criteria in order to be exempt from a MCUP. Therefore, the word "and" should be deleted or substituted with the word "or". Or the language could otherwise be modified to make it clear that only one of these exceptions needs to be met in order to exempt a development from a MCUP.

B. **Section 22.306.060 (2b):** The proposed CUP requirement for any grading that exceeds 2,500 cubic yards is of concern to owners of very large properties. A CUP is a very reasonable requirement when dealing with a modest sized lot (for example a half acre or smaller). But on a site of an acre or more, 2,500 cubic yards is a pretty modest amount of grading.

I therefore request that the County modify this requirement so that the grading threshold adjusts based on lot size. For instance, perhaps a CUP should be required for any grading that exceeds 2,500 cubic yards on a lot of 20,000 sq. ft. or less. But perhaps 5,000 cubic yards should be allowed on a lot of 20,000 to 40,000 sq. ft. and so on. This provision should really be amended so as to not unnecessarily complicate developments on very large properties.

Also, rather than requiring a CUP, would it be possible instead to require a Minor Conditional User Permit?

C. **Section 22.306.060 (4C):** Back in 2008 and 2009 the community worked with County Staff in great detail in order to reach a consensus on which ridgelines should be considered "Significant". After very careful study and discussion, all parties involved agreed which ridgelines should (or would) be considered "significant". It appears from the map attached to the draft ACSD document that the agreed upon ridgelines are noted. However, I would appreciate it if the County would provide a detailed map of these "significant" ridgelines with property lines included. Or if the County can direct me to a web site that has this information I would appreciate it. I just want to make sure that no changes have occurred following our prior agreement about this issue.

D. **Table 22.306.070 A - Yard Requirements:** I believe that the yard requirements set forth in this table are fair and reasonable when dealing with a relatively level lot. However, when dealing with a hillside situation, a property may have severe terrain which highly restricts the placement of a structure, very irregular lot dimensions (non-rectangular), be subject to other requirements such as grading limitations or ridgeline setbacks, and/or otherwise have conditions that make it impractical or impossible to conform with a front yard equal to the "smallest front yard on the same block". The same concerns apply to a side yard requirement of 10 percent of the average lot width.

In certain cases, these proposed requirements could unreasonably restrict the development of a property or even render it useless. This is not the intention of the community and I don't believe the intention of the County either. Perhaps one way of solving this potential issue in order to avoid a CDS Modification application may be to include a MAXIMUM SETBACK requirement (which can be exceeded at the discretion of the property owner) just as a minimum setback is included. For instance, perhaps a minimum front yard setback of 20 feet but nor required to exceed 30 feet.

Furthermore, some hillside parcels aren't even located on a traditional "block". For instance, take a look at APN 5862-010-003 or 5862-009-006 and please tell me how you would determine the setbacks for these properties. **I would appreciate it if the**

County would review these parcels and then tell me what setbacks would apply and why.

Given the above, I therefore wonder if the term "blocks" should be utilized at all in hillside areas.

E. **Table 22.306.070 B -Height Limits: Please inform me of the height limit for lots greater than 20,000 sq. ft.**

F. **Section 22.306.070 b:** The requirement that the height of a structure that is built on fill material be measured from the previous "non-filled" grade could make a site impossible to develop given all of the other requirements that are included in this ordinance. Therefore, the provisions of Section 22.306.090 B (the CSD Modification language) need to be worded very carefully in order to accommodate reasonable and necessary modifications to height (and other issues).

G. Regarding maximum height and stories, the draft language says that a "basement" shall be considered as one story while a "cellar" shall not. These terms are supposed to be defined somewhere in the document, but I have not been able to find a definition for these terms. I would appreciate a copy of all definitions that apply to this proposed ordinance.

H. **Section 22.306.070 4 - Gross Structural Area and Lot Coverage:** As stated above, my neighbors and I own several unusually large parcels of land. The reasonable use and enjoyment of these properties may include the need for various future accessory buildings for storage of vehicles, equipment, supplies, etc. In addition, we would like the ability to develop a guest house and/or "granny flat" and possible other appropriate accessory structures, such as a horse barn, in addition to having the ability to expand the size of the existing residences.

The current draft language limits the area of Gross Structural Area and Lot Coverage to 9,000 sq. ft. **The 9,000 sq. ft. limitation is unreasonable for very large properties such as ours.**

The general concept appears to be to limit Lot Coverage to 25% of the land area plus 1,000 sq. ft. A Lot Coverage restriction based on this formula would be reasonable in almost all instances. When combined with other restrictions such as setbacks, height limits, etc., this formula would appropriately restrict the size of any development, regardless of lot size. **Such a Lot Coverage formula would therefore automatically appropriately limit both the Lot Coverage and the Gross Structural Area of any property with no need for a 9,000 sq. ft. limitation for either.**

I therefore request that that all references to GSA be eliminated from Section 22.306.070 4 entirely and that the 9,000 sq. ft. cap on Lot Coverage also be eliminated since the Lot Coverage formula already appropriately limits both Lot Coverage and GSA.

In the event references to GSA or a 9,000 sq. ft. cap on Lot Coverage and GSA are not removed from this section, the language of Section 22.306.070 4.c needs to be changed to make it clear that these restrictions may be modified through a CSD Modification application. The current language states "**In no event** shall the maximum GSA or

maximum lot coverage exceed 9,000 square feet". The words "In no event" suggest that this provision is not subject to modification via a CSD Modification permit and that does not appear to be the intent. So this needs clarification.

I. **Section 22.306.090 A - Modification Procedure for Significant Ridgeline Protection**: There needs to be a provision that allows for a Conditional Use Permit in the event of "physical infeasibility". This was something that was discussed and agreed upon by everyone years ago. Therefore subsection 1 needs to be modified as follows: "Alternative sites within the project site have been considered and rejected due to **physical infeasibility or** the presence of documented hazards or the potential for greater damage to biota, as determined by a biologist; and". There must be the potential for seeking relief from the ridgeline requirements when required due to physical infeasibility conditions.

J. **Section 22.306.090 B - Modification of Development Standards:** This is a CRUCIAL provision to allow for reasonable and necessary modifications under appropriate circumstances. If properly constructed, this provision may address many of my concerns outlined above.

I am VERY CONCERNED about the language in the current draft that says "Not more than two written protests are received pursuant to subsection B.5 below". Does this mean that if more than two written protests are received that no CSD Modification application will be considered? If this is the intent, then this provision is egregiously unreasonable and unacceptable. A property owner should have the right to process a CSD Modification regardless of the number of any protest letters submitted. In the event this is not the intent, then the language should be changed to not give this impression.

Thank you for your consideration of the above. I would appreciate receiving a response to the above concerns following your June 4 community meeting. I also look forward to being notified in advance of all future meetings.

Sincerely,

John G. Grech

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Maria T. & Joseph F. DiMassa

3697 No. Fair Oaks Ave.
Altadena, CA 91001
Assessment # 5862-011-001

Email: jfdimassa@gmail.com
Phone: 626-644-2285

June 12, 2016

Ms. Ayala Scott
Los Angeles County General Plan & Housing Section
c/o Dept. of Regional Planning
320 West Temple St.
Los Angeles, CA 90012

Re: Draft Altadena Community Standards District & Hillside Management Plan, Additional Recommendations

Dear Regional Planning:

We have some concerns and comments which we would like you to consider as you move forward. We attended the meeting held on June 4, 2016 at the Altadena Elementary School in Altadena.

As we mentioned in a previous letter we along with some of our closest neighbors own some very large residential properties in Altadena with a combined area of over 200 acres. All of us have owned our properties for as long as 30 years, some properties have been in the same family for over 100 years. We, along with these same neighbors, worked very hard over a period of 2 years in 2008 and 2009 collaborating with other community residents, property owners and organizations including Altadena Heritage and the Altadena Town Council to develop revisions to the Hillside Zoning regulations. We continued to participate in subsequent community meetings that were conducted concerning Hillside Zoning and provided detailed input along the way.

This section of our letter is in response to the "Additional Recommendations" memos that were handed out at the community meeting on June 4 ,2016 at Altadena Elementary School. Our comments are as follow:

1. **Second Units without a Sewer Connection or in an SEA:** We agree that properties served by a septic system should have the same right to second units as those properties that are served by a public sewer. Such properties should not be penalized only because public sewer connections are not readily available.

We also AGREE that properties located within a hillside area, a high fire severity zone or a SEA should have the right to apply for a second unit permit via a CSD Modification. **Second units in these areas should not be prohibited outright.** Owners of properties in these areas should have the same right as all other property owners to apply for a second unit permit.

Furthermore, we agree that a CSD Modification procedure is far superior to requiring a CUP. A CSD Modification provides ample opportunity for proper public and governmental review. We fail to see how requiring a CUP offers any additional protections or benefits whatsoever and the cost of a CUP is unduly prohibitive.

We would appreciate it if the County would provide us with a map of Altadena that shows all SEA areas or direct me to a web site that has such a map that is legible on a parcel by parcel basis. Please let us know what you can provide.

2. **CSD Modification:** We support the proposed 300 foot mailing radius for a CSD Modification application. That is a fair and reasonable radius.

We are, however, adamantly opposed to the proposal that a CSD Modification cannot be approved if more than 3 protest letters in a residential zone or more than 5 protest letters in a commercial zone are received. This is utterly and completely unfair and unreasonable and an assault on property owners' rights. An applicant who submits a CSD Modification application and pays the fee is entitled to have the matter heard and be judged on its merits regardless of how many protest letters are received. Any parties opposed to the application can express their concerns through written letters, emails and through speaking at the public hearing and thus they can make their case. The applicant should have the same right, especially after the time expense and anxiety involved with submitting the application.
The applicant is entitled to his or her "day in court" and the matter should be decided on its merits, not denied outright without the opportunity for a fair hearing. ***This recommendation needs to be revised.***

In addition, it does not seem reasonable nor necessary to process an appeal to a CSD Modification denial via a full scale CUP. It seems to us that a Minor CUP process should be more than adequate at what would be a more reasonable cost.

3. **Fence and Wall Materials:** It is not clear if these proposed standards apply only to fences and walls on lot lines or within required setback areas or whether they are intended to apply ANYWHERE on a lot. There are real problems with having to comply with these material requirements for fences and walls that are not located on lot lines or within required setback areas. For instance, if a property owner wants to fence in a dog run, fence in a chicken coop or a vegetable garden to protect them from wildlife, or install other such fences on interior portions of their property they should not have to meet the same requirements as for walls and fences located on or near the property lines. So we would appreciate it if this matter would be appropriately modified.

We are also concerned about the proposed recommendation that "chain link fencing may only be used where covered and visually obscured by plant material." We and at least 5 of our neighbors own very large and significant acreage in the effected district. Years ago at considerable expense our properties were protected by chain link fence. There are other parts of our property that we may wish to protect in the future. If this proposed recommendation is in effect, it would add a tremendous and unreasonable financial and physical burden to us. While this recommendation may make sense in the case of single lot properties, it is an affront to owners of large properties such as ours. Please re-examine these guidelines and make much needed changes

We are also concerned about the proposed outright prohibition of barbed wire. We don't necessarily object to this prohibition for fences located on property lines or within required setbacks, but this could be an issue for owners of very large properties, e.g., my neighbors have residences in Altadena located on lots that are large in size and that are located in a very remote area. Both of these properties were fenced with barbed wire in the 1940's when barbed wire was permitted. Over the years they have

had numerous instances when intruders under the influence of alcohol and drugs and wild animals have attempted to enter our properties. Barbed wire fences provided them with a safety net that they and their neighbors feel is essential to maintain. Therefore, we ask that barbed wire fences not be prohibited outright but rather be allowed subject to successfully processing a CSD Modification application.

4. Modifications for Fences Walls and Landscaping

If a property owner wishes to pursue a modification of the standards that are ultimately put into place, We agree that a CSD Modification application would be the appropriate method of pursuing any modification rather than requiring a CUP or a Variance. There should also be an appeal process for a CSD Modification application that is denied.

---

5. Proposed Revised Development Standards: We STRONGLY support the proposal to calculate the front yard based on the smallest front yard on the same side of the block or 20 feet, whichever is greater. **THIS IS A MUCH NEEDED CHANGE.** There are plenty of instances where one or more properties on a block have unusually large front yard setbacks which can create significant problems and inequity under the current front yard setback requirements. The proposed revision solves this problem and at the same time will ensure that appropriate front yard setbacks will be maintained.

Thank you for your consideration of the above. We would appreciate the County's response to the above, and we would also like more information regarding a map of SEA boundaries as requested above. In addition, we would appreciate being informed in advance of all future meetings regarding this matter.

Sincerely,

Maria & Joseph DiMassa

Cc: [redacted]
Altadena Town Council
Altadena Town Council, Land Use Committee
LACo Regional Planning

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2016 JUN 27 PM 4:18
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Maria T. & Joseph F. DiMassa
THE ENOTECA
3697 No. Fair Oaks Ave.
Altadena, CA 91001
Email: jfdimassa@gmail.com
Phone: 626-644-2285
June 12, 2016

Ms. Ayala Scott
County of Los Angeles General Plan and Housing Section
c/o Department of Regional Planning
County of Los Angeles
320 West Temple Street
Los Angeles, CA 90012

Re: Draft Altadena Community Standards District & Hillside Management Plan

Dear Regional Planning:

We have some concerns and comments which we would like you to consider as you move forward. We attended the meeting held on June 4, 2016 at the Altadena Elementary School in Altadena.

I along with some of my closest neighbors and I own some very large residential properties in Altadena with a combined area of over 200 acres. All of us have owned our properties for as long as 30 years, some properties have been in the same family for over 100 years. We, along with these same neighbors, worked very hard over a period of 2 years in 2008 and 2009 collaborating with other community residents, property owners and organizations including Altadena Heritage and the Altadena Town Council to develop revisions to the Hillside Zoning regulations. We continued to participate in subsequent community meetings that were conducted concerning Hillside Zoning and provided detailed input along the way.

We were surprised and frankly shocked when we learned that the Altadena Community Standards District document had been drafted, was ready for public comment and was in its final stages of development before being sent to the Board of Supervisors for its approval. Surprised and shocked because we property owners felt that our previous involvement in the drafting of the Hillside Ordinance should have given us access to or at least input in to the original drafting of that ACSD document.

Please note that we have reviewed the "Vision Report" dated July, 2012 along with the latest draft of the ACSD District document and wish to bring your attention to the following matters:

Our Primary Concerns:

A. **Section 22.306.060 (2a)**: We are very concerned that a Minor Conditional Use Permit is proposed to be required for any new development except for the 3 exceptions that are specified. I believe that this could be an unnecessarily expensive and time

consuming requirement that should not be imposed on property owners UNLESS THEY ARE SEEKING SOME MODIFICATIONS TO THE EXISTING REQUIREMENTS.

Furthermore, Subsection ii. states "New accessory structures; and". We propose instead that any development would only need to meet one of these criteria in order to be exempt from a MCUP. Therefore, the word "and" should be deleted and substituted with the word "or". The language should be modified to make it clear that only one of these exceptions needs to be met in order to exempt a development from a MCUP.

B. **Section 22.306.060 (2b):** The proposed CUP requirement for any grading that exceeds 2,500 cubic yards is of great concern to owners of very large properties. A CUP is a very reasonable requirement when dealing with a modest sized lot (for example a half acre or smaller). But on a site of an acre or more, 2,500 cubic yards is a pretty modest amount of grading.

The County needs to modify this requirement so that the grading threshold adjusts based on lot size. A CUP should be required for any grading that exceeds 2,500 cubic yards on a lot of 20,000 sq. ft. or less. While 5,000 cubic yards should be allowed on a lot of 20,000 to 40,000 sq. ft. and so on. This provision needs to be amended so as to not unnecessarily complicate developments on very large properties.

Also, rather than requiring a CUP, only a Minor Conditional User Permit should be required.

C. **Section 22.306.060 (4C):** As we mentioned previously, back in 2008 and 2009 we and the community worked with County Staff to develop Hillside Regulations for Altadena. After very careful study and discussion, all parties involved agreed on the ridgelines that would be considered "significant". It appears from the map attached to the draft ACSD document that the agreed upon ridgelines are noted. However, we would appreciate it if the County would provide a detailed map of these "significant" ridgelines with property lines included. We want to make sure that no changes have occurred following our prior agreement about this issue.

D. **Table 22.306.070 A - Yard Requirements:** We believe that the yard requirements set forth in this table are fair and reasonable ***when dealing with a relatively level lot.*** However, when dealing with a hillside situation, a property may have severe terrain which highly restricts the placement of a structure, very irregular lot dimensions (non-rectangular), be subject to other requirements such as grading limitations or ridgeline setbacks, and/or otherwise have conditions that make it impractical or impossible to conform with a front yard equal to the "smallest front yard on the same block". The same concerns apply to a side yard requirement of 10 percent of the average lot width.

It seems to us that these proposed requirements could unreasonably restrict the development of a property or even render it useless. We do not believe this is the intention of the community nor of the County. We would suggest that a way of solving this potential issue (in order to avoid a CDS Modification application) would be to include a MAXIMUM SETBACK requirement (which can be exceeded at the discretion of the property owner) just as a minimum setback is included. For instance, perhaps a minimum front yard setback of 20 feet but not required to exceed 30 feet.

Furthermore, some hillside parcels aren't even located on a traditional "block". For instance, take a look at APN 5862-010-003 or 5862-009-006 and please tell me how you would determine the setbacks for these properties. We believe the term "blocks" should not be utilized at all when discussing hillside areas.

It appears to us that the ACDS group could have been helped by having owners of large residential properties on that committee.

E. **Table 22.306.070 B -Height Limits: Please inform us of the height limit for lots greater than 20,000 sq. ft.**

F. **Section 22.306.070 b:** The requirement that the height of a structure that is built on fill material be measured from the previous "non-filled" grade could make a site impossible to develop given all of the other requirements that are included in this ordinance. We ask that the provisions of Section 22.306.090 B (the CSD Modification language) be worded more carefully in order to accommodate reasonable and necessary modifications to height (and other issues).

G. Regarding maximum height and stories, the draft language says that a "basement" shall be considered as one story while a "cellar" shall not. These terms are supposed to be defined somewhere in the document, but I have not been able to find a definition for these terms. we would appreciate a copy of all definitions that apply to this section of the proposed ordinance.

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The current draft language limits the area of Gross Structural Area and Lot Coverage to 9,000 sq. ft. **The 9,000 sq. ft. limitation is unfair and unreasonable for very large properties such as ours.**

The general concept appears to be to limit Lot Coverage to 25% of the land area plus 1,000 sq. ft. A Lot Coverage restriction based on this formula would seem to be reasonable when considering smaller lots. But when combined with other restrictions such as setbacks, height limits, etc., this formula would restrict the size of any development, regardless of lot size. **Such a Lot Coverage formula would therefore automatically appropriately limit both the Lot Coverage and the Gross Structural Area of any property with no need for a 9,000 sq. ft. limitation for either.**

We, therefore, request that that all references to GSA be eliminated from Section 22.306.070 4 entirely and that the 9,000 sq. ft. cap on Lot Coverage also be eliminated since the Lot Coverage formula already appropriately limits both Lot Coverage and GSA.

In the event references to GSA or a 9,000 sq. ft. cap on Lot Coverage and GSA are not removed from this section, the language of Section 22.306.070 4.c needs to be changed to make it clear that these restrictions may be modified through a CSD Modification application. The current language states "**In no event** shall the maximum GSA or maximum lot coverage exceed 9,000 square feet". The words "In no event" suggest that this provision is not subject to modification via a CSD Modification permit and that does not appear to be the intent. Would you please make this clarification?

I. **Section 22.306.090 A - Modification Procedure for Significant Ridgeline Protection**: There needs to be a provision that allows for a Conditional Use Permit in the event of "physical infeasibility". This was something that was discussed and agreed upon by everyone years ago when we drafted the Hillside Ordinance. Therefore, subsection 1 needs to be modified as follows: "Alternative sites within the project site have been considered and rejected due to **physical infeasibility or** the presence of documented hazards or the potential for greater damage to biota, as determined by a biologist; and. . ." There must be the potential for those seeking relief from the ridgeline requirements when required due to physical infeasibility conditions.

J. **Section 22.306.090 B - Modification of Development Standards:** This is a CRUCIAL provision to allow for reasonable and necessary modifications under appropriate circumstances. If properly constructed, this provision may address many of our concerns outlined above.

We areVERY CONCERNED about the language in the current draft that says "Not more than two written protests are received pursuant to subsection B.5 below". Does this mean that if more than two written protests are received that no CSD Modification application will be considered? If this is the intent, then this provision is egregiously unreasonable and unacceptable and seems to destroy the notion of a property owners right to get a fair hearing. A property owner should have the right to process a CSD Modification regardless of the number of any protest letters submitted. In the event this is not the intent, then the language should be changed to not give this impression.

Thank you for your careful attention to our concerns, suggestions and requests. We would appreciate a response to this letter.

Sincerely

Maria & Joseph DiMassa

Maria & Joseph DiMassa

Cc: Ms. Ayala Scott, County of Los Angeles General Plan and Housing Section
Altadena Town Council
Altadena Town Council, Land Use Committee

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Share your thoughts...

I would like any new buildings being built ~~[illegible]~~ ~~the same~~ ar to have a co

[redacted]

Do you have more questions?

Email: altadenacsd@planning.lacounty.gov
Phone: (213) 974-6476
Web: http://planning.lacounty.gov/altadena

Altadena CSD Update – Open House

Los Angeles County Department of Regional Planning

June 4, 2016 Altadena Elementary School

Share your thoughts...

all of
We desperately need sidewalks on Altadena Drive. This is a safety problem with a tragic accident just waiting to happen.

The county right of way should be used to create a comprehensive system of curbs and sidewalks along all of Altadena Drive. This should be a priority, with determination to follow through despite the selfish protests of some homeowners.

[redacted]

Do you have more questions? why did the county back down on this plan some years ago.

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Altadena CSD Update – Open House

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June 4, 2016 Altadena Elementary School

Share your thoughts...

Hedges: if 6' tall hedge is allowed in front yard at 10' set back from street, how can 3½' ht ~~max~~ maximum be upheld at boundary with neighbor's front yard. 6' hedge at boundary w neighbor should also be set back 10', or require step down to 3½'. Do not allow 6' hedge ht in front yd. between neighbors.

Complete Streets: More sidewalks are needed in Altadena; Especially on streets where speed limit >25mph. I live on Altadena Dr, a part w/ no sidewalks. I feel very unsafe walking →

[redacted]

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down the street with my dogs. County should require that when homeowner landscapes down to the shoulder of the road, and there is no sidewalk, homeowner should provide/allow a path (paved, or DG, gravel, or easy lawn) for safe passage of pedestrians.

There are ~~many~~ several parts of Altadena Dr that have only a gutter, about 2' wide or less, for pedestrians to walk on. Homeowners have shrubbery or trees or tall groundcover (or even retaining wall) that do not permit ped ~~access~~ travel. Pedestrians often walk South from Pinecrest to Eaton Canyon Nature center.

Share your thoughts...

IN OUR NEIGHBORHOOD (LOT SIZES 10,000 – 20,000 FT^2), EXISTING STRUCTURES IN MANY CASES HAVE SIDE + REAR SETBACKS OF ≤ 5 FT. THE 25 FT REAR SETBACK REQUIREMENT IN THE DRAFT CSD SEEMS ONEROUSLY LIMITING BY COMPARISON. PERHAPS THE REQUIREMENT COULD BE REFORMULATED IN A WAY THAT IS BASED ON NEIGHBORING, OR EVEN ADJACENT, PROPERTIES' EXISTING SETBACKS.

[redacted]

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Share your thoughts...

WE OBSERVE AN INCREASING NUMBER OF AESTHETICALLY-DESIGNED FENCES IN RESIDENTIAL AREAS THAT FEATURE PANELS OF CORRUGATED STEEL*, SOMETIMES FRAMED WITH WOOD. SUCH FENCES APPEAR TO BE EXCLUDED BY THE LIST OF ALLOWED MATERIALS THAT APPLIES TO BOTH FRONT AND REAR YARDS. PLEASE CONSIDER ADDING CORRUGATED STEEL, AT LEAST IN REAR YARDS.

* CORRUGATED STEEL CAN BE IN THE CLASSIC CROSS-SECTION: ~~~, OR IN CROSS-SECTIONS OFTEN USED FOR ROOFING: ⎍⎍⎍, ETC. ALSO, IT CAN BE COATED OR UNCOATED.

[redacted]

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Share your thoughts...

+ DOES NOT TAKE INTO CONSIDERATION PRIVACY RIGHTS IN AN AGE of Google MAP CARS, VIDEO CAMERAS which RECORD, TRANSMIT VIA INTERNET & STORE forever 24/7.

+ NEED TO HAVE DIFFERENT RULES & GUIDELINES for HANDICAPPED USES ORGANIC SPACES such AS HERBES

+ THERE should BE GUIDELINES NOT RESTRICTIONS CASE BY CASE BASIS,

[redacted]

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June 4, 2016 Altadena Elementary School

Share your thoughts...

I would like to see the 3½ foot fence run enforced Too many ugly high fences + hedges that block sight lines (unsafe!) People keep adding them! They need to be stopped + reduced.

[redacted]

Do you have more questions?

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June 4, 2016 Altadena Elementary School

Share your thoughts...

I think the average front yard setback is a superior solution.

New proposal could be disastrous.

[redacted]

Do you have more questions?

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Share your thoughts...

Perhaps Bldg + Safety website can have more obvious links to Planning.

[redacted]

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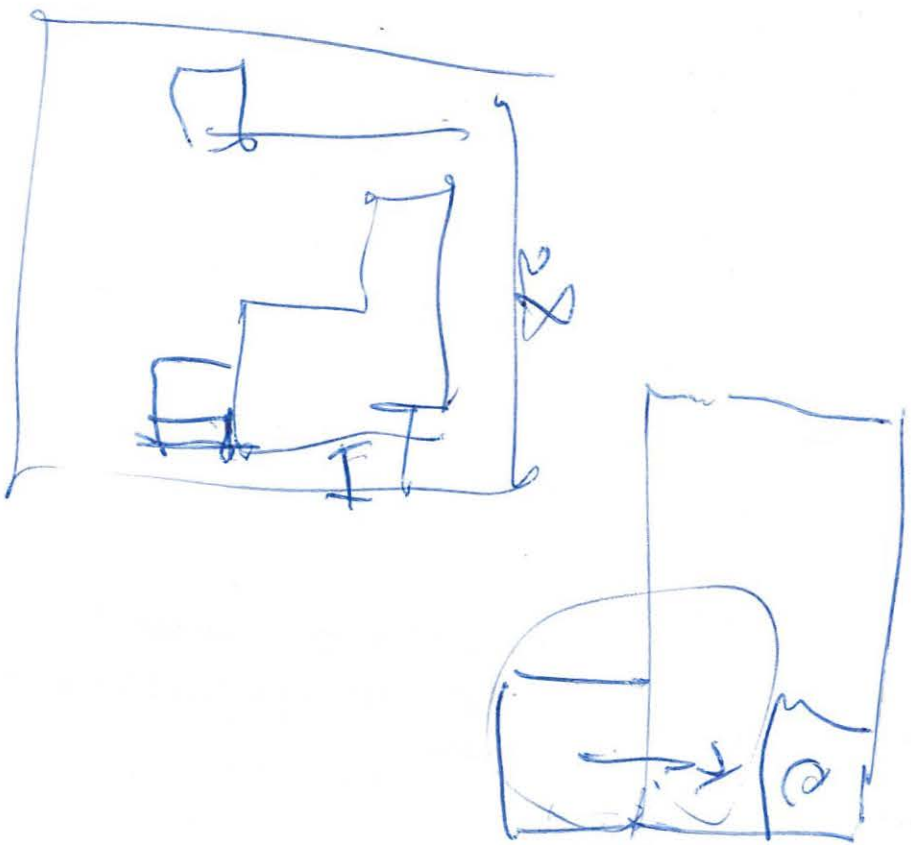

Share your thoughts... re: Single-family residential yard setbacks.

I strongly disagree with relaxing setback requirement from "average" to "smallest" on the block. This opens the way to total change of block character and reduction of property values because of lost "open" space between street and structures.

[redacted]

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Share your thoughts...

Would a burm/hugle be considered a fence or wall?

[redacted]

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Share your thoughts...

Front SETBACK. I am not able to build up on my lot due to front SETBACK. The AVERAGE SET BACK on MY BLOCK is SKEWED DUE TO 2 HOUSES WITH DOUBLE LOTS. MY CURRENT HOUSE would be out of compliance with THE CSD. I have a ~~[illegible]~~ smaller lot ≙ 7800 sq. feet and only an 884 sq foot home. Changing the front Set Back would greatly help ME Not Ruin My Home & Investment.

~~My House is currently~~

[redacted]

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Altadena CSD Update – Open House

Los Angeles County Department of Regional Planning

June 4, 2016 Altadena Elementary School

Share your thoughts...

Fence / shrubs that encroach upon the sidewalk do not allow me to pass safely (especially during flower-bee seasons).

Worse problem — bushes that are too high and too close to the street, note — when there's no sidewalk It is unsafe for walkers who cannot get out of the way of oncoming drivers at a blind corner.

Also — on parkway, high bushes block view when backing out of driveways.

[redacted]

Do you have more questions?

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June 4, 2016 Altadena Elementary School

Share your thoughts...

Concerned about residential private road set back. Lots extend to center of roadway on private roads. What prevents ambitious homeowners from developing property encroaching on the private road?

[redacted]

Do you have more questions?

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June 4, 2016 Altadena Elementary School

Share your thoughts...

I'm interested in any discussions regarding filming in Altadena.
My company, Home Shoot Home, represents homeowners who want filming at their homes. So I would welcome the opportunity to contribute to the discussion. I've also been a location manager for 25 years.

[redacted]

Do you have more questions?

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June 4, 2016 Altadena Elementary School

Share your thoughts...

I am a Certified Massage Therapist in the State of California and had planned to massage in clients' homes part time in various cities in the Los Angeles area, as well as occassionally in my home. Is this possible, given that I live in Altadena (unincorporated community)?

[redacted]

Do you have more questions?

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June 4, 2016 Altadena Elementary School

Share your thoughts...

On your list of prohibited use: yoga/spa retreat center. I teach yoga. It is not a retreat center. Classes are 1-1½ hr students come to class then leave. Why are these classes on the prohibited list. Class sizes are between 3-8 students.

Name:	*Do you have more questions?*
Address:	Email: altadenacsd@planning.lacounty.gov Phone: (213) 974-6476
Email:	Web: http://planning.lacounty.gov/altadena

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June 4, 2016 Altadena Elementary School

Share your thoughts...

I am concerned about complaints that I have heard from other communities about homes being purchased ~~sole~~ only for short-term rental purposes – URBO, HomeAway, etc – It would be better to be pro-active and make some regulations before it becomes a big problem.
Maintain a neighborhood!

[redacted]

Do you have more questions?

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Altadena CSD Update – Open House

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June 4, 2016 Altadena Elementary School

Share your thoughts...

1. 40 foot tall commercial 2 feet off the sidewalk too overbearing. MOST ALTADENA existing commercial less than 24 feet. Should have a farther setback from sidewalk as building rises over 24 ft AND a building set back to maintain view. See ALDI Building as a example of NO THANK YOU

2. Thirty years ago, after much outcry the community out lawed drive thrus on Lake. Drive thrus cause increased accidents an Google Land for automotive use and should NOT be re introduced.

(over)

[redacted]

Do you have more questions?

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June 4, 2016 Altadena Elementary School

3. a Bench within the sidewalk set back, while desirable should not be one of the required architectural elements

4. A CUP required for a ice vending machine?

~~8. No need to widen Lincoln Below Venture None of those neighbors have been notified of this potential plan. They need to be notified seperately~~

~~4.5.6~~

6. Implement aggressive active code enforcement? No budget for that and really thats NOT what altadena wants we want the Greta Garbo - to be left alone.

7. 20 foot rear yard set back TOTALLY unlike ACTUAL Built altadena community many Garages @ zero lot line and a ten foot setback w/ a one story is very common in ALtadena

8. No Difference to the goals of the code between cellar and basement. Neither should be counted as a story or in G.S.A

Share your thoughts... 9. Suggest that side yards be 20% of overall Lot width. min 3 foot for single story 5 foot for 2 story min. ~~so~~ so Minimum on one side, otherside makes up the rest. This is the Historical ALTADena development in the As Built community

10. This process has been conducted in Almost secret many people Have been Asked to be involved and have been excluded repeatedly (over)

[redacted]

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Los Angeles County Department of Regional Planning

June 4, 2016 Altadena Elementary School

11. Come to meeting I still cant get a Hard COPY of this 40+ Page Document its Almost impossible to study on the computer. I Have been requesting a copy of the Commercial for 16 months its been Done that Long. I just found out Sissy Heuer and Edel Vizcarra wrote the residential section

12. ~~Why Not make the Back yard setbacks~~ ~~regulations~~ We Have repeatedly been told existing fences & shrubs would be grandfathered dont find that

13. Map color for commercial areas – the various red designations are so close in tone cant tell whats what

14. Front Yard fences need to be allowed at 6 feet w/ taller architectural element like a for sale followed.

Share your thoughts...

15. ~~Whats the fee for a small cup?~~ Why is the Demi Cup fee still so high? Should be down below $1000

16. No chain link fence unless covered planting? No reason for this. Chain link is the safest barrier for the police.

17. The revision has the ratio of complaints wrong. It should be three objections can stop ~~a cup~~ a business since those effect everyone and 5 objections for a single family since they have a far

[redacted]

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Lower impact

(over)

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June 4, 2016 Altadena Elementary School

18. Still object to HICOPS like Dormers being required on all visible Roof Planes over 30 feet Long These serve no Public Health and Safety purpose, they are expensive increase the earthquake moment and heating an cooling costs Just because someone Doesn't like a Clean Roofline

I'LL SEND More complete comments once I Have access to A HARD copy

Share your thoughts...

Section 22.306.060(2a)

Minor Conditional use should not be required for any new development ~~5000 cu yds~~ (2b) change grading requirement so that 5000cu yds on lot of 20,000 to 40000 sq ft, 10,000 cu yds on lots of 40k to 60k, and so on.

Over!

[redacted]

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June 4, 2016 Altadena Elementary School

Section 22.306.060 (4G)

Could you provide a detailed map of "significant ridgelines" with property lines included

Section 22306.070A – yard requirements

you need to involve people who have large hillside lots. These requirements are adversely restrictive of large hillside lots only include maximum setbacks for large hillside lots

Table 22.306.0705 – why fix the height limit for properties (lots) greater than 20,000 sq ft

Section 22.306.070 4 Gross Structural Area Lot Coverage

Eliminate all references to GSA & The 9,000 sq ft Cap on Lot Coverage since the Lot Coverage formula limits already both Lot Coverage & GSA

Share your thoughts...

Section 22.306.090 Modification Procedure for Significant Ridgeline Protection
you need to add wording that would allow for seeking relief due to physical infeasibility conditions
Section 22.306.090 B Modifications of Development Standards
This section is unreasonable & unacceptable. A property owner should have the right to process a CSD Modification no matter how many letters of protest are submitted. That's a democracy!

[redacted]

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Share your thoughts...

PLEASE CONSIDER ADOPTING THE CURRENT CITY OF LOS ANGELES PROPOSAL WITH REGARD TO SHORT-TERM (VACATION RENTALS) IN ALTADENA

I DO NOT WANT ANY VACATION RENTALS ON STREETS CORRECTLY ZONED AS R1

[redacted]

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Share your thoughts...

Filming concerns - # days in a residential zone - does this become a business that is not allowed?

[redacted]

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June 4, 2016 Altadena Elementary School

Share your thoughts...

I WOULD like any new building being built in ALTADENA stay in the SAME ARCHITECTURE Spanish, Mission Craft to Keep cohesiveness like beautiful SANTA Barbara. The more style choices you give the more HODGEPODGE and UNUNIFORMED and a UNCOHESIVE the city begins to look. Stop cinder Block Prison structure buildings. HAVE mandatory set backs for TREES. Tress need to be mandatory in All parking lots like at Rite A on ALTADENA Drive

[redacted]

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Share your thoughts...

In regards to Lake Street - more pedestrian friendly - greenway
more artistic frontages

[redacted]

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Share your thoughts...

May I get a pdf of the Automotive Related

I [redacted]

Name:	*Do you have more questions?*
Address:	**Email:** altadenacsd@planning.lacounty.gov **Phone:** (213) 974-6476
Email:	**Web:** http://planning.lacounty.gov/altadena

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Share your thoughts...

1.) Please require an entry – a door – on the Lake Ave (or Fair Oaks, or Lincoln, or Mariposa or Woodbury) side of the building. No exceptions.

2.) I like the suggested landscaped setback.

3.) Real windows on street side, not fake

[redacted]

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Share your thoughts...

1. Need much more community communication!
2. Need more copies of plans for public.
3. Are previous structures, gradings, heights of fences etc grandfathered in?
4. Post community meetings such as this on marquees including Altadena Community Center.
5. Inordinate number of group homes for children = severe problems impacting the public schools.
6. Need volunteers/workers who are familiar with this area.
7. Volunteers very pleasant.
8. Excellent job of keeping the citizens of Altadena in the dark.

[redacted]

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Share your thoughts...

Re: "One-time additions" (1)

I am very against giving an automatic approval for any residential encroachment into any established setbacks. This will lead to a 2nd story later

[redacted]

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June 4, 2016 Altadena Elementary School

Share your thoughts...

There needs to be more "local" meetings of this nature to inform the residents of Altadena. Locating them in different sections of the community would be positive.

I am very concerned of the "Aldi" project. What has been done so far is a slap in the face of community standards.

Committee should do a walk-a-foot to truly see the scope of Altadena, how special it is and how unique. Hopefully it will raise community awareness and pride.

[redacted]

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For Richard Bruckner – as promised – a little Humor! (1)

Share your thoughts...

I am very concerned about the appearance of the building being put up near Ralph's at Calaveras and Lake Ave. (north-east corner) across from Eliot Middle School. It's ugly. No street appeal. Not at all our small-town standards desires. Offends pedestrian design of altadena Community Standards.

55% clear material not observed by architect + builder.

RE: The Building

The architectural design,
In my view, it must align
To community desire,
So it won't raise my ire.
My acceptance of it, I decline!

[redacted]

e questions?

sd@planning.lacounty.gov
6476
nning.lacounty.gov/altadena

Altadena CSD Update – Open House

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June 4, 2016 Altadena Elementary School

Share your thoughts...

About "Add'l Design Standards" § Item 2

Please remove "show windows or" from all options to ensure that developers don't game the term to put up "fake windows" as in the Charles Co. construction monstrosity on Lake + Calaveras.

[redacted]

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June 4, 2016 Altadena Elementary School

Share your thoughts...

Re Prohibited Signs vii, item 7:
Would this prohibit the signage at Cafe de Leche? If so, I oppose it, as I would oppose anything that worked against this wonderful new coffee shop.

[redacted]

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Share your thoughts...

I have put in 2 calls to enforcement and nothing was done.

1. property around 2443 (dont recall exact no.) N Altadena Drive. New Wall v closed to roadway Impedes pedestrian bath.
2. My neighbor put 4½' or 5' fence above 2½' retaining wall. New fence. No action was taken (1945 E Altadena Dr).

[redacted]

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Additional comments received at CSD Modification Table:

- 2 people upset about "streamlining process"
- I thought 300' is too short

[redacted]

Share your thoughts... re: CSD Modification

The 300 foot notification requirement is inadequate to alert property owners who may be negatively impacted. In flat areas, this should be at least 500 ft (and preferably remain at the present 1000 ft radius). In canyon/hillside areas, a property owner's modification on one side of a canyon may negatively impact viewshed, noise, etc of neighbors across the canyon. So, in non-flat areas, notification distance should be 1,000' to ensure that all property owners who would be affected are duly notified, and have an opportunity to object.

My preference is to keep the current 1000 ft radius for all proposed modifications in residential areas.

[redacted]

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Share your thoughts...

It would be helpful to know who was on the committee that drafted these guidelines. Could you send me that list?

[redacted]

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Share your thoughts...

No to changes in Existing CUP procedures Many R1 homes have only 1 neighbor. Why should we give up our right to regulate our property/land

[redacted]

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Share your thoughts...

I support the Additional Recommendations of the ATC CSD Committee, in particular, the additional design standards promoting pedestrian-friendly commercial construction.

Regarding signage, I would hope that the proposed CSD standards ALLOW for schools to have/use electronic marquee signs that display more information than just time & temp. These are important tools for our schools to engage both members of the school community and of the community at large.

[redacted]

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Share your thoughts...

This program was informative. I'm glad to know information about Residential and Commercial Zoning information. I haven't been actively ~~inf~~ involved in ~~zoning~~ or planning in ~~Altadena~~ in the past. However, I will count this forum as a beginning of me and my family being a part of the dialog. Thank you for this information.

[redacted]

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Share your thoughts...

'WALKABILITY' is key to Altadena — which means street side entrances. Critical that our CSD enforces / encourages this. More the intent of the old CSP - pedestrian interest / entrance — the enforceable codes

[redacted]

Do you have more questions?

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June 4, 2016 Altadena Elementary School

Richard Marshalian

From:	Summerkids <cowboyjoe@summerkids.net>
Sent:	Sunday, July 03, 2016 4:58 PM
To:	DRP Altadena CSD
Subject:	Altadena Community Standards Division Draft Proposal
Attachments:	2016-06-12 ACSD 1st Letter.doc; ATT00001.htm; 2016-06-12 ACSD 2nd Letter.docx; ATT00002.htm
Follow Up Flag:	Follow up
Flag Status:	Flagged

Dear Susan Tae,

I along with some of my closest neighbors own some very large private properties in Altadena with a combined area of over 200 acres. The L.A. County Assessor's number for my property is 5862-011-001. The property address is 3697 No. Fair Oaks Ave., Altadena, CA 91103.

All of us have owned our properties for over 30 years, some properties have been in the same family for over 100 years. We, along with these same neighbors, worked in 2008 and 2009 collaborating with other community residents, property owners and organizations including Altadena Heritage and the Altadena Town Council to develop revisions to the Hillside Zoning regulations. We participated in subsequent community meetings that were conducted concerning Hillside Zoning and provided detailed input along the way. For some unknown reason and to our consternation and dismay, we were left out of the planning that has resulted in the Altadena Community Standards District's present proposal.

I attended the meeting held on June 4, 2016 at the Altadena Elementary School in Altadena and I have reviewed the currently proposed ACSD proposal. I have a number of concerns which were expressed in 2 letters that I sent to your department on June 12, 2016 (copies of which are attached).

I understand that a public meeting will be held on July 28 regarding this matter but I would like clarification on the purpose of this meeting. Could you please let me know what the purpose is?

I am hoping that at the July 28 meeting the County staff will respond publicly to our concerns regarding the provisions of the draft that we find objectionable. Let me know if this can occur. It would be even better if they could respond by making changes that express my concerns and the concerns of my neighbors.

In the event a detailed discussion of our concerns will not be conducted at the July 28 public meeting, I and my neighbors would like to meet with you privately to present our concerns in person.

Sincerely

Joseph F. DiMassa, Ph.D.

David McDonald

From: David Mather <admather@sbcglobal.net>
Sent: Saturday, July 02, 2016 7:27 PM
To: DRP Altadena CSD
Subject: Definition of a "Bed and Breakfast" within the proposed Altadena CSD

Follow Up Flag: Follow up
Flag Status: Flagged

Hello

we are tryng to find out weather properties that are currently managed by an absentee owner, and leased via a 3rd party Corporation such as AirBnb or Vacationrentals.com for short term vacation rentals would fall under the umbrella of a "Bed and Breakfast" as outlined within the proposed Altadena CSD. As a general comment, there is no definition of a "Bed and Breakfast" within the CSD document, and I would suggest that an amendment to the CSD be made to include a specific definition.

We have a significant issue with a property of that type on our street, and the ensuing issues that this property has caused, particularly increased noise, and street congestion.

thank you for your assistance!

David Mather

David McDonald

From: Anne Chomyn <annechomyn@gmail.com>
Sent: Wednesday, June 29, 2016 12:01 PM
To: DRP Altadena CSD
Subject: Updates to CSD

Follow Up Flag: Follow up
Flag Status: Completed

I was wondering if any revisions to the proposed CSD revisions have been made as a result of the Public Hearing that we had in Altadena on June 4.

I know that there will be a hearing at Elliot School on July 28. Will that be analogous to an incremental step forward from the June 4 hearing, or will that hearing be parallel to the June 4 meeting and not incorporate any inputs from that meeting?

I am asking this because I would like to know how to promote the meeting on July 28 to my constituents.

Also, I have heard that the hearing on July 28 will already be late in the game and that significant changes will no longer be possible. Please give me your take on that.

Thanks,

Anne Chomyn, Ph.D.
Member, Altadena Town Council
Census Tract 4601
626-798-2965

David McDonald

From: Richard Su <rsu@rashstudio.com>
Sent: Wednesday, June 29, 2016 4:11 PM
To: DRP Altadena CSD
Subject: Altadena CSD negative declaration

Follow Up Flag: Follow up
Flag Status: Completed

Hi,

I received a notice of negative declaration for CSD amendments. I am an homeowner.
Can you please send me the draft for the new requirements?

And what's a negative declaration? saying that such amendments have no impact on CEQA?

Thanks,

Richard

David McDonald

From: GrechRealtors@aol.com
Sent: Saturday, July 02, 2016 11:30 AM
To: DRP Altadena CSD
Cc: cowboyjoe@summerkids.net; cara@summerkids.net; zorthian@att.net; philelkins@aol.com
Subject: Altadena Community Standards District Matter
Attachments: Scan0064.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Susan Tae, Et Al:

Several of my neighbors and I are long time owners of very large residential properties in Altadena. We heavily participated in the CSD discussions and meetings that were held in 2008 and 2009. We have reviewed the currently proposed CSD amendments and have a number of concerns which were expressed in 2 letters that I sent to your department on June 2 and June 7, copies of which are attached for your reference. I believe that several of my neighbors have written letters which also echo these concerns.

I understand that a public meeting will be held on July 28 regarding this matter but I am unclear as to whether the purpose of this meeting is to only discuss the proposal to "adopt a Negative Declaration" or whether the purpose is to also discuss the specifics of the proposed changes to the CSD itself.

In the event an opportunity will be provided to discuss the specifics of the CSD, I request that County Staff respond publicly at that time to the concerns raised in my letters in appropriate detail. It is necessary to properly vet and hopefully resolve these issues. Please inform me if this will or will not occur.

In the event a detailed discussion of our concerns will not be conducted at the July 28 public meeting, I request that the County respond in writing to my two letters at your earliest convenience with your thoughts and comments. Also, please inform me when a public meeting will be scheduled for the purpose of reviewing and discussing the details of the CSD proposed regulations and also please inform me of any and all future meetings regarding this matter.

Thank you.

Sincerely,

John G. Grech
JOHN E. GRECH & ASSOCIATES
1708 E. Walnut Street
Pasadena, CA 91106
Cell: 626-628-5027
Office: 626-449-1181
Fax: 626-449-1185
Email: grechrealtors@aol.com
BRE License No. 00460920

John G. Grech
4000 Fair Oaks Avenue
Altadena, CA 91001
Mailing Address: 1708 E. Walnut St., Pasadena, CA 91106
Email: grechrealtors@aol.com
Phone: 626-628-5027

June 2, 2016

Department of Regional Planning
County of Los Angeles
320 West Temple Street
Los Angeles, CA 90012

Re: Draft Altadena Community Standards District & Hillside Management Plan

Dear Regional Planning:

This letter sets forth several concerns regarding the above draft regulations. I am providing these comments in writing since I will be out of town and unable to attend the community meeting scheduled for June 4. However, I would like to be notified in advance of all future meetings so that I may attend those.

By way of background, my neighbors and I own several very large residential properties in Altadena with a combined area of over 100 acres. We worked very hard over a period of 2 years in 2008 and 2009 collaborating with other community residents, property owners and organizations including Altadena Heritage and the Altadena Town Council to develop revisions to the Hillside Zoning regulations. We continued to participate in subsequent community meetings that were conducted and provided detailed input along the way.

I am providing this background information in an effort to demonstrate that we have been very involved with this matter for a very long time. Due to all of the above, we feel that our opinions and concerns should be given proper consideration.

I have reviewed the "Vision Report" dated July, 2012 along with the draft Altadena Community Standards District document and wish to bring your attention to the following matters:

1. Primary Concerns:

A. **Section 22.306.060 (2a)**: I am very concerned that a Minor Conditional Use Permit is proposed to be required for any new development except for the 3 exceptions that are specified. I believe that this could be an unnecessarily expensive and time consuming requirement that should not be imposed on property owners UNLESS THEY ARE SEEKING SOME MODIFICATIONS TO THE EXISTING REQUIREMENTS.

Furthermore, I am confused about the wording of this section. Subsection ii. states "New accessory structures; and". I am confused about the last word "and". It seems to me that the intention is that any development would only need to meets one of these

criteria in order to be exempt from a MCUP. Therefore, the word "and" should be deleted or substituted with the word "or". Or the language could otherwise be modified to make it clear that only one of these exceptions needs to be met in order to exempt a development from a MCUP.

B. **Section 22.306.060 (2b):** The proposed CUP requirement for any grading that exceeds 2,500 cubic yards is of concern to owners of very large properties. A CUP is a very reasonable requirement when dealing with a modest sized lot (for example a half acre or smaller). But on a site of an acre or more, 2,500 cubic yards is a pretty modest amount of grading.

I therefore request that the County modify this requirement so that the grading threshold adjusts based on lot size. For instance, perhaps a CUP should be required for any grading that exceeds 2,500 cubic yards on a lot of 20,000 sq. ft. or less. But perhaps 5,000 cubic yards should be allowed on a lot of 20,000 to 40,000 sq. ft. and so on. This provision should really be amended so as to not unnecessarily complicate developments on very large properties.

Also, rather than requiring a CUP, would it be possible instead to require a Minor Conditional User Permit?

C. **Section 22.306.060 (4C):** Back in 2008 and 2009 the community worked with County Staff in great detail in order to reach a consensus on which ridgelines should be considered "Significant". After very careful study and discussion, all parties involved agreed which ridgelines should (or would) be considered "significant". It appears from the map attached to the draft ACSD document that the agreed upon ridgelines are noted. However, I would appreciate it if the County would provide a detailed map of these "significant" ridgelines with property lines included. Or if the County can direct me to a web site that has this information I would appreciate it. I just want to make sure that no changes have occurred following our prior agreement about this issue.

D. **Table 22.306.070 A - Yard Requirements:** I believe that the yard requirements set forth in this table are fair and reasonable when dealing with a relatively level lot. However, when dealing with a hillside situation, a property may have severe terrain which highly restricts the placement of a structure, very irregular lot dimensions (non-rectangular), be subject to other requirements such as grading limitations or ridgeline setbacks, and/or otherwise have conditions that make it impractical or impossible to conform with a front yard equal to the "smallest front yard on the same block". The same concerns apply to a side yard requirement of 10 percent of the average lot width.

In certain cases, these proposed requirements could unreasonably restrict the development of a property or even render it useless. This is not the intention of the community and I don't believe the intention of the County either. Perhaps one way of solving this potential issue in order to avoid a CDS Modification application may be to include a MAXIMUM SETBACK requirement (which can be exceeded at the discretion of the property owner) just as a minimum setback is included. For instance, perhaps a minimum front yard setback of 20 feet but nor required to exceed 30 feet.

Furthermore, some hillside parcels aren't even located on a traditional "block". For instance, take a look at APN 5862-010-003 or 5862-009-006 and please tell me how you would determine the setbacks for these properties. **I would appreciate it if the**

County would review these parcels and then tell me what setbacks would apply and why.

Given the above, I therefore wonder if the term "blocks" should be utilized at all in hillside areas.

E. **Table 22.306.070 B -Height Limits: Please inform me of the height limit for lots greater than 20,000 sq. ft.**

F. **Section 22.306.070 b:** The requirement that the height of a structure that is built on fill material be measured from the previous "non-filled" grade could make a site impossible to develop given all of the other requirements that are included in this ordinance. Therefore, the provisions of Section 22.306.090 B (the CSD Modification language) need to be worded very carefully in order to accommodate reasonable and necessary modifications to height (and other issues).

G. Regarding maximum height and stories, the draft language says that a "basement" shall be considered as one story while a "cellar" shall not. These terms are supposed to be defined somewhere in the document, but I have not been able to find a definition for these terms. I would appreciate a copy of all definitions that apply to this proposed ordinance.

H. **Section 22.306.070 4 - Gross Structural Area and Lot Coverage:** As stated above, my neighbors and I own several unusually large parcels of land. The reasonable use and enjoyment of these properties may include the need for various future accessory buildings for storage of vehicles, equipment, supplies, etc. In addition, we would like the ability to develop a guest house and/or "granny flat" and possible other appropriate accessory structures, such as a horse barn, in addition to having the ability to expand the size of the existing residences.

The current draft language limits the area of Gross Structural Area and Lot Coverage to 9,000 sq. ft. **The 9,000 sq. ft. limitation is unreasonable for very large properties such as ours.**

The general concept appears to be to limit Lot Coverage to 25% of the land area plus 1,000 sq. ft. A Lot Coverage restriction based on this formula would be reasonable in almost all instances. When combined with other restrictions such as setbacks, height limits, etc., this formula would appropriately restrict the size of any development, regardless of lot size. **Such a Lot Coverage formula would therefore automatically appropriately limit both the Lot Coverage and the Gross Structural Area of any property with no need for a 9,000 sq. ft. limitation for either.**

I therefore request that that all references to GSA be eliminated from Section 22.306.070 4 entirely and that the 9,000 sq. ft. cap on Lot Coverage also be eliminated since the Lot Coverage formula already appropriately limits both Lot Coverage and GSA.

In the event references to GSA or a 9,000 sq. ft. cap on Lot Coverage and GSA are not removed from this section, the language of Section 22.306.070 4.c needs to be changed to make it clear that these restrictions may be modified through a CSD Modification application. The current language states "**In no event** shall the maximum GSA or

maximum lot coverage exceed 9,000 square feet". The words "In no event" suggest that this provision is not subject to modification via a CSD Modification permit and that does not appear to be the intent. So this needs clarification.

I. **Section 22.306.090 A - Modification Procedure for Significant Ridgeline Protection**: There needs to be a provision that allows for a Conditional Use Permit in the event of "physical infeasibility". This was something that was discussed and agreed upon by everyone years ago. Therefore subsection 1 needs to be modified as follows: "Alternative sites within the project site have been considered and rejected due to **physical infeasibility or** the presence of documented hazards or the potential for greater damage to biota, as determined by a biologist; and". There must be the potential for seeking relief from the ridgeline requirements when required due to physical infeasibility conditions.

J. **Section 22.306.090 B - Modification of Development Standards:** This is a CRUCIAL provision to allow for reasonable and necessary modifications under appropriate circumstances. If properly constructed, this provision may address many of my concerns outlined above.

I am VERY CONCERNED about the language in the current draft that says "Not more than two written protests are received pursuant to subsection B.5 below". Does this mean that if more than two written protests are received that no CSD Modification application will be considered? If this is the intent, then this provision is egregiously unreasonable and unacceptable. A property owner should have the right to process a CSD Modification regardless of the number of any protest letters submitted. In the event this is not the intent, then the language should be changed to not give this impression.

Thank you for your consideration of the above. I would appreciate receiving a response to the above concerns following your June 4 community meeting. I also look forward to being notified in advance of all future meetings.

Sincerely,

John G. Grech

John G. Grech

John G. Grech
4000 Fair Oaks Avenue
Altadena, CA 91001
Mailing Address: 1708 E. Walnut Street, Pasadena, CA 91106
Phone: 626-628-5027
Email: grechrealtors@aol.com

VIA EMAIL AND U. S. MAIL

June 7, 2016

Department of Regional Planning
County of Los Angeles
320 West Temple Street
Los Angeles, CA 90012

Re: Altadena Community Standards District Draft Recommendations

Dear Regional Planning:

This letter is in response to the "Additional Recommendations" memo that was handed out at the community meeting on June 4 and is a follow-up letter to my letter of June 2, 2016, a copy of which is attached. My comments are as follow:

1. **Second Units without a Sewer Connection or in an SEA:** I agree that properties served by a septic system should have the same right to second units as those properties that are served by a public sewer. Such properties should not be penalized only because public sewer connections are not readily available. However, septic systems that will serve a second unit should be required to be reviewed and approved prior to the issuance of a building permit for a second unit.

I also STRONGLY AGREE that properties located within a hillside area, a high fire severity zone or a SEA should have the right to apply for a second unit permit via a CSD Modification. **Second units in these areas should not be prohibited outright. Owners of properties in these areas should have the same right as all other property owners to apply for a second unit permit. But the approval of any such permit must be subject to the project meeting all appropriate standards involved.**

Furthermore, I agree that a CSD Modification procedure is far superior to requiring a CUP. A CSD Modification provides ample opportunity for proper public and governmental review. I fail to see how requiring a CUP offers any additional protections or benefits whatsoever and the cost of a CUP is unduly prohibitive.

I would appreciate it if the County would provide me with a map of Altadena that shows all SEA areas or direct me to a web site that has such a map that is legible on a parcel by parcel basis. Please let me know what you can provide.

2. **Classes in Single-Family Residential Zones:** My primary concern with the proposed revision that would allow up to 4 classes per week between 9:00 am and 8:00 pm Monday through Saturday is that theoretically a homeowner could offer a day long

class 4 days per week and that seems highly excessive. I therefore suggest some type of weekly cumulative hourly cap be considered as an additional constraint.

3. **CSD Modification:** I support the proposed 300 foot mailing radius for a CSD Modification application. That is a fair and reasonable radius.

I am, however, ADAMANTLY OPPOSED to the proposal that a CSD Modification CANNOT be approved if more than 2 protest letters in a residential zone or more than 4 protest letters in a commercial zone are received. This is utterly and completely unfair and unreasonable. An applicant who submits a CSD Modification application and pays the fee is entitled to have the matter heard and be judged on its merits regardless of how many protest letters are received. Any parties opposed to the application can express their concerns at the public hearing and make their case. The applicant should have the same right, especially after the time and expense involved with submitting the application. The applicant is entitled to his or her "day in court" and the matter should be decided on its merits, not denied outright without the opportunity for a fair hearing. **This recommendation needs to be revised.**

In addition, I wonder if it is reasonable and necessary to process an appeal to a CSD Modification denial via a CUP. It seems to me that a Minor CUP process (I assume the County has such a method) should be more than adequate at what I assume would be a more reasonable cost.

4. **Fence and Wall Materials:** I am not clear if these proposed standards apply only to fences and walls on lot lines or within required setback areas or whether they are intended to apply ANYWHERE on a lot. **There are real problems with having to comply with these material requirements for fences and walls that ARE NOT located on lot lines or within required setback areas.** For instance, if a property owner wants to fence in a dog run, fence in a chicken coop or a vegetable garden to protect them from wildlife, or install other such fences on interior portions of their property they should not have to meet the same requirements as for walls and fences located on or near the property lines. So I would appreciate it if this matter would be further examined and appropriately modified.

I am also concerned about the proposed outright prohibition of barbed wire. I don't necessarily object to this prohibition for fences located on property lines or within required setbacks, but this could be an issue for owners of very large properties. For instance, I own two residences in Altadena located on lots that are both approximately 4 acres in size that are located in a very remote area. Both of these properties were fenced with barbed wire in the 1940's when barbed wire was permitted. Over the years we have had numerous instances when intruders under the influence of alcohol and drugs have attempted to enter our properties. Our barbed wire fences have provided us with a safety net that we feel is essential to maintain. Therefore, I suggest that barbed wire fences not be prohibited outright but rather be allowed subject to successfully processing a CSD Modification application.

5. **Modifications for Fences, Walls and Landscaping:** Please keep me informed about the ongoing review of this matter that is currently taking place. If a property owner wishes to pursue a modification of the standards that are ultimately put into place, I agree that a CSD Modification application would be the appropriate method of

pursuing any modification rather than requiring a CUP or a Variance. There should also be an appeal process for a CSD Modification application that is denied.

6. **Proposed Revised Development Standards:** I STRONGLY support the proposal to calculate the front yard based on the smallest front yard on the same side of the block or 20 feet, whichever is greater. THIS IS A MUCH NEEDED CHANGE. There are plenty of instances where one or more properties on a block have unusually large front yard setbacks which can create significant problems and inequity under the current front yard setback requirements. The proposed revision solves this problem and at the same time will ensure that appropriate front yard setbacks will be maintained.

Thank you for your consideration of the above. I would appreciate the County's response to the above, and I would also like more information regarding a map of SEA boundaries as requested above. In addition, I would appreciate being informed in advance of all future meetings regarding this matter.

Sincerely,

John G. Grech

Cc: Ms. Ayala Scott, County of Los Angeles General Plan and Housing Section via email.

Altadena Town Council

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NO. 2016-000348-(5)
ENVIRONMENTAL CASE NO. 2016002556

1. **DESCRIPTION: Altadena Community Standards District Amendment**

2. **LOCATION: Community of Altadena**

3. **PROPONENT:**
   County of Los Angeles, Regional Planning Department

4. **FINDINGS OF NO SIGNIFICANT EFFECT:** Based on the initial study, it has been determined that the project will not have a significant effect on the environment.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:** The location and custodian of the record of proceedings on which the adoption of this Negative Declaration is based is:

   Los Angeles County Department of Regional Planning
   320 West Temple Street
   Los Angeles, CA 90012

PREPARED BY: Susan Tae, Community Studies North

DATE: June 27, 2016

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning

Project title: Altadena Community Standards District Amendment/ Project No. 2016-000348-(5)/ Advance Planning Case No. 2016000640/ Environmental Assessment No. 2016002556

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Susan Tae (213) 974-6476; stae@planning.lacounty.gov

Project sponsor's name and address:
County of Los Angeles, Department of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012.

Project location: Unincorporated Altadena
APN: All parcels within the Altadena Community Standards District *USGS Quad*: Pasadena, Mt. Wilson

Gross Acreage: Approximately 5200 Acres

General plan designation: See Below.
Community/Area wide Plan designation: Altadena Community Plan: MD-Medium Density Residential; LMD-Low Medium Density Residential; LD-Low Density Residential; N-Non Urban Residential; E-Estate/Equestrian; NF-National Forest; GC-General Commercial; MU-Mixed Use Center; BP-Business Park; PR-Public & Private Recreation; MOS-Miscellaneous Open Space: I-Institutional; U-Utilities.

Zoning: A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area); A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area); R-1-7,500 (Single-Family Residential – 7,500 Square Feet Minimum Required Lot Area); R-1-8,000 (Single-Family Residential – 8,000 Square Feet Minimum Required Lot Area); R-1-10,000 (Single-Family Residential – 10,000 Square Feet Minimum Required Lot Area); R-1-20,000 (Single-Family Residential – 20,000 Square Feet Minimum Required Lot Area); R-1-40,000 (Single-Family Residential – 40,000 Square Feet Minimum Required Lot Area); R-2 (Two-Family Residential); R-2-P (Two-Family Residential – Parking); R-3 (Limited Density Multiple Residential); R-3-P (Limited Density Multiple Residential - Parking); R-4 (Medium Density Multiple Residential); C-1 (Restricted Business); C-2 (Neighborhood Business); C-3 (General Commercial); CPD (Commercial Planned Development); CM (Commercial Manufacturing); CM-DP (Commercial Manufacturing – Development Program); M-1 (Light Manufacturing); B-1 (Buffer Strip); P-R (Parking Restricted); R-R (Resort and Recreation).

Altadena's land use is predominantly residential, with use by percentage below:

Single Family Residential 77.99%
Multi-Family Residential 5.19%
Miscellaneous 6.10%
Government 5.30%
Institutional 2.76%
Commercial 2.32%

Recreational 1.10%
Industrial 0.18%
Irrigated Farm 0.05%

Description of project: The Altadena Community Standards District (CSD) encompasses the entire area of the census designated location of Altadena (Project Area). Altadena is an unincorporated community of Los Angeles County (County) bounded on the south, west, and east by the City of Pasadena, generally adjacent to the unincorporated community of Kinneloa Mesa on the east, the City of La Cañada-Flintridge on the west, and the Angeles National Forest adjacent to the north. As of the 2010 census the population of the Project Area was 42,777.

The proposed project (Project) consists of a zoning ordinance amendment to the existing Altadena CSD. The objective of the Project is to update residential and commercial uses and development standards of the CSD to implement the County General Plan, the Altadena Community Plan (Plan), and the Altadena Vision document, including proposals by the community that reflect current needs. The Project does not include any building or physical development.

The Project includes potential revisions to uses and development standards as well as procedures as summarized below:

RESIDENTIAL

- Addition of **bed and breakfasts** as a use subject to Conditional Use Permit (CUP) with development standards, in the R-1 and R-2 zones;
- Revision of **home-based occupations** to add uses with associated permitting and development standards for such uses as seamstress and tailor, digital photography lab, and picture framing as well as allow up to two home-based occupations and an additional employee per property, in the R-1 zone;
- Revision to **fences, walls and hedges** development standards including height to allow a greater height when located a minimum distance from property line, list of permitted and prohibited materials, and additional development standards where development standard modification is requested; and
- Revision to **yard** development standards for calculation of front yards, and minimum setbacks for flag lots.

COMMERCIAL

- Revision to allow **drive-through facilities** with associated permitting (ministerial except discretionary with a CUP where located adjacent to residentially-zoned property) and development standards;
- Revision to **auto service and incidental repair uses** permitting and development standards;
- Addition to permit **outdoor dining**;
- Revision to permitting for certain **uses**, including proposed ministerial uses (dog training) and proposed discretionary uses with a CUP (Automotive Uses), in C-1, C-2, and C-3 zones;
- Revision to **maximum building height** from 35 feet to 48 feet within the Lake Avenue Mixed Use Center Area;
- Revision of **building color** requirements to delete earth-tone requirement and permit neon colors when used as an accent;
- Revision to **architectural element** requirements to add possible elements and reduce required elements from five to three;
- Revision to **lighting** requirements where commercial uses are located adjacent to residentially-zoned properties;

- Revision to **other commercial development standards** to generally adapt existing Lake Avenue development standards, including signage (permitted types and development standards), building envelope and setbacks, to apply throughout commercially-zoned areas in the Project Area;
- Revision to **Areas** within the Project Area, including deletion of the West Altadena Area and renaming of the Lake Avenue Area and other amendments; and
- Revision to **parking** requirements for uses dependent on size of lot, date of construction of existing buildings, and expansion of certain uses such as outdoor dining as well as where required parking may be located.

OTHER AMENDMENTS

- Revision to existing **hillside development** permitting and development standards for consistency with countywide Hillside Management Areas Ordinance;
- Revision to existing **historic properties** provisions for consistency with the countywide Historic Preservation Ordinance; and
- Revision to **CSD modification** process for residentially-zoned and commercially-zoned areas, including from a Director's Review (CUP in R-1 zone) to a ministerial process with development standards and approval requirements, and notice radius from 1,000 feet to 300 feet.

ALTERNATIVE CSD AMENDMENTS

These additional alternative CSD amendments are described here as part of the Project for purposes of analysis under CEQA, and include:

- Revision of **home-based occupations** to add classes with a CUP and associated development standards in the R-1 zone;
- For **odd-shaped lots** with less than 50 feet of street frontage, define the front yard to be that portion of the lot that fronts onto the public street and allow 10 foot setback for all yards;
- Revision to allow a **one-time single-family residence addition** of up to 500 square feet and a total height of 15 feet, to encroach into the required side yard setback where the addition continues the plane of the existing building;
- Revision to allow **second units** by right for homes served by septic systems (countywide, second units without public sewer currently require a CUP);
- Revise to waive all **commercial parking** requirements for a change of use in an existing structure or addition to an existing structure, on commercial lots less than 5,000 square feet.

The draft CSD ordinance amendment and associated maps are attached as Appendix A; the alternative CSD amendments are attached as Appendix B. The format of draft CSD and alternative amendments match Title 22 of the County Code. Additional discussion of certain provisions is below:

RESIDENTIAL

Bed and Breakfasts

Currently single-family homes may accommodate up to four renters as an accessory use in the R-1 zone under County Code Section 22.20.080; the existing provisions do not specify whether renters are short-term or long-term. The Project proposes to permit bed and breakfast establishments with three or more guest rooms with a CUP in the R-1 and R-2 zones and subject to certain development standards, including minimum lot size (10,000 square feet or greater), on-site parking requirements, location of guest rooms, and regulation of any on-site events. Bed and breakfast establishments in the R-1 and R-2 zones would be required to comply with all development standards of the respective zone such as height and setbacks as well as comply with the additional use-specific standards such as on-site guest parking and limiting on-site dining to guests to minimize impacts on surrounding properties, and location of guest rooms within the primary residence to retain a single-family residential character. Additionally, the CUP is a discretionary permit, and project-level analysis of site

specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed.

Home-Based Occupations

Currently home-based occupations are permitted in the R-1 zone, and subject to a number of development standards (County Code Section 22.20.020; including limits to hours of operation, deliveries, pedestrian and vehicular traffic, and other standards to maintain compatibility with a residential neighborhood character. The Project proposes to add three additional home-based occupations permitted in the R-1 zone through a ministerial site plan review: seamstress/tailor, picture framing, and digital photography lab. Additional development standards for these additional uses include regulation of the number of machines and/or associated business supplies (e.g. finished wood assembly), and that these home-based occupation activities shall be conducted in an approved indoor space. The Project further proposes to allow up to two home-based occupations per property, and each property may have up to two non-resident employees. Home-based occupations would be required to continue to comply with all development standards of the respective zone such as height and setbacks as well as comply with use-specific standards, except where modified by the Project.

Alternative CSD amendments include the addition of classes as a permitted home-based occupation with a CUP in the R-1 zone. Classes would be required to comply with all development standards of the respective zone such as height and setbacks as well as comply with additional use-specific standards such as on-site guest parking, and alternative hours of operation to minimize impacts on surrounding properties. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time that classes as a home-based occupation is proposed.

Fences, Walls and Hedges

Currently height and location of fences, walls and landscaping that serve the same purpose as a fence or hedge, are regulated by countywide provisions in the R-1 zone (County Code Section 22.48.160). The Project proposes to allow fences and walls up to six feet in height in the front yard where located a minimum distance from the property line or roadway, whichever is greater. The Project also adds development standards for types of materials for fences and walls as well as clarify height measurement. The Project further establishes minimum development standards where modifications to fence and wall standards are proposed. These include minimum distance from edge of driveway, and property line. The modification process is further described below.

Building Color and Architectural Elements

Currently the CSD regulates building color through requirement of earth-tone and muted colors, and architectural elements including requirement of five architectural features, Mediterranean design and stucco material. The Project proposes to change the required architectural features from five to 3, and eliminate requirement of Mediterranean design and stucco as well as earth tone and muted pastels colors. Neon colors would not be permitted other than as an accent color, or not greater than 20% of any structure frontage.

Building Height

The adopted Plan limits commercial structure heights to 35 feet in all areas other than the Lake Avenue Mixed Use Center Area (Mixed Use Center). The Mixed Use Center is bounded by Calaveras Street, El Molino Avenue, and generally by Altadena Drive and Lake Avenue. This Mixed Use Center is designated as the commercial center of Altadena through the Plan, with intent for increased density and height. The Mixed Use Center is an urbanized center in an existing generally urbanized area. Furthermore, the Mixed Use Center is adjacent and mostly surrounded by institutional and multi-family residential uses, some of which have heights around or above 48 feet, similar to the Project's proposal. The Project's revision to update the maximum

height of commercial structures in the Mixed Use Center implements and ensures consistency with the adopted Plan.

Drive-Through Facilities

Currently there are approximately 4 drive-through facilities within the Project Area. These drive through facilities were established through a prior CUP, or were existing prior to earlier CSD amendments regulating drive-through facilities. Current regulations also ensure that driveway locations are reviewed by County Department of Public Works for all commercial properties. The Project allows drive-through facilities through permitting based on location, with a CUP for properties adjacent to residentially-zoned property, and a ministerial site plan review for all other locations. The Project also proposes development standards including required buffers, location requirements for the cashier microphone, and a cleanup plan.

OTHER AMENDMENTS

Hillside Development

Currently hillside development is regulated through permitting and development standards of the Hillside Management Areas (HMA) Ordinance and CSD. The HMA Ordinance was updated in 2015, and requires a CUP for grading exceeding 15,000 cubic yards as well as establishes guidelines for hillside design. The CSD requires a CUP for development in hillside areas with slopes 25% and greater, and for grading that exceeds 2,500 cubic yards. The Project proposes amendments to align the CSD with updated countywide regulations while retaining the existing grading threshold within the Project Area. Impacts of the HMA Ordinance were analyzed in the certified Environmental Impact Report (EIR) for the 2035 County General Plan Update. Furthermore, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time that hillside development is proposed.

Historic Properties

Currently regulation of historic properties is regulated through designation and permitting of the Historic Preservation Ordinance and CSD. The Historic Preservation Ordinance was adopted in 2014, and establishes a process to locally designate historic structures or districts, and a permitting process for designated structures or districts. The CSD lists certain properties within the Project Area as well as a process to consult with the Landmarks Commission and Altadena Heritage. The Project proposes amendments to align the CSD with updated countywide regulations, including regulation of additional properties designated through the Historic Preservation Ordinance, while retaining the existing consultation requirement with Altadena Heritage.

CSD Modification

Currently modifications to CSD development standards are regulated through the CSD. In R-1 zone, a CUP is required for any modification to development standards; in other residential zones a CSD Modification process is required, as established in the CSD. Modifications to development standards within the Lake Avenue and West Altadena Areas are also subject to a CSD modification (Minor Variation) process as established in the CSD. The Project proposes to amend the CSD Modification process to a CSD Modification as a site plan review subject to development standards and requirements for approval. For modifications to fences and walls, such development standards include location and study requirements to ensure adequate line of sight for pedestrians and vehicles. . The revised CSD Modification process retains a statement by the applicant describing the project and need for modification, and how the request is consistent with the Plan and CSD objectives. The requirements for approval include procedures for protests, action, and the request for public hearing process to reflect the existing process to the extent feasible, and ensures that substantive modifications are considered by the appropriate decision-making body. Where modification requests exceed or deviate from the development standards, such requests will require other permitting as specified in the CSD

Surrounding land uses and setting:

The Project Area is partially surrounded and immediately north of the City of Pasadena, generally east of the City of La Canada – Flintridge, and west of the unincorporated community of Kinneloa Mesa, and immediately south of the Angeles National Forest. Surrounding land uses also include the large institutional research centers and related commercial uses of the Jet Propulsion Laboratory, which is immediately west of the Project Area.

The surrounding land uses by the City of Pasadena include institutional uses, single family residential, and a large Open-Space zone immediately to the west of the Project Area; and General Industrial, Single Family Residential, Multi-Family Residential, and General Commercial uses to the south. The Project Area is adjacent to single family residential and open space uses in the City of Pasadena to the east.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

Public Agency	*Approval Required*
N/A	N/A

Major projects in the area:

Project/Case No.	*Description and Status*
R2015-01896/RCUP-201500074/RTM-TR073596/ROAK-210500017/RENV-2015-00074	Seven single-family lots, one open space lot and one debris basin lot. - Open
R2015-20165/RCUP-201500085	ABC CUP (type 41) and interior tenant improvement to add ADA restroom. C-3 zone, Lake Avenue Area - Open
R2012-02540/RPPL2016001738	New 27,108 square foot supermarket - Open
R2014-02411/RMCP-201400014/RCOC-2014129/RENV-201400194/ROAK-201400035	New single-family residence in Hillside Management Area Appealed to Board of Supervisors

Reviewing Agencies: [*See* **CEQA Appendix B** *to help determine which agencies should review your project***]**

Responsible Agencies

- ☐ None
- Regional Water Quality Control Board:
  - ☒ Los Angeles Region
  - ☐ Lahontan Region
- ☐ Coastal Commission
- ☐ Army Corps of Engineers

Special Reviewing Agencies

- ☐ None
- ☒ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☒ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mountains Area
- ☐

Regional Significance

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns. Area
- ☐

Trustee Agencies

- ☐ None
- ☒ State Dept. of Fish and Wildlife
- ☐ State Dept. of Parks and Recreation
- ☐ State Lands Commission
- ☐ University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- ☒ DPW:
  (delete those that don't apply)
  - Land Development Division (Grading & Drainage)
  - Geotechnical & Materials Engineering Division
  - Watershed Management Division (NPDES)
  - Traffic and Lighting Division
  - Environmental Programs Division
  - Waterworks Division
  - Sewer Maintenance Division
- ☒ Fire Department
  (delete those that don't apply)
  - Forestry, Environmental Division
  - Planning Division
  - Land Development Unit
  - Health Hazmat
- ☒ Sanitation District
- ☒ Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- ☐ Sheriff Department
- ☒ Parks and Recreation
- ☐ Subdivision Committee
- ☐

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

☒ Aesthetics	☒ Greenhouse Gas Emissions	☒ Population/Housing
☒ Agriculture/Forest	☒ Hazards/Hazardous Materials	☒ Public Services
☒ Air Quality	☒ Hydrology/Water Quality	☒ Recreation
☒ Biological Resources	☒ Land Use/Planning	☒ Transportation/Traffic
☒ Cultural Resources	☐ Mineral Resources	☒ Utilities/Services
☐ Energy	☒ Noise	☒ Mandatory Findings of Significance
☒ Geology/Soils		

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature (Prepared by) — Date: 6/27/16

Signature (Approved by) — Date: 6/27/16

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Be visible from or obstruct views from a regional riding or hiking trail?	☐	☐	☒	☐
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	☐	☐	☒	☐
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **Less Than Significant Impact.** Although the Project Area does contain hillside areas and significant ridgelines, the Project includes updates to permitting and development standards related to hillside areas for greater consistency with the HMA Ordinance. The Project retains its existing grading threshold of 2,500 cubic yards, so that more projects to be reviewed under the Project with an HMA CUP than countywide provisions and therefore resulting in greater environmental protections and additional CEQA analysis on a project-level basis when development is proposed.

The Project also proposes an increase in maximum height by 13 feet or one story, within the urbanized area of the Mixed Use Center Area. This maximum height of 45 feet within the Mixed Use Center was considered in the adopted Plan which identified building heights within the Project Area. Commercial development in Mixed Use Center is located sufficiently away from scenic vistas to not have a significant impact on scenic vistas. The Project also amends development standards regarding daylight plane to preserve views and prevent substantial shadows.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Other amendments are procedural and would not affect the existing visual character or quality of the Project Area and its surroundings.

Therefore the Project would have a less than significant adverse impact on these resources.

b. **Less Than Significant Impact.** The Project Area includes existing riding and hiking trails, within and connecting to nearby Eaton Canyon Park and Nature Center which have some views overlooking the urban area of the western San Gabriel Valley, of which the Project Area is located in the northwestern portion. The Project Area is generally built out with urban and suburban development. The Project includes updates to permitted uses and development standards in residential and commercial zones.

Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. These amendments will improve the visual character of residential neighborhoods by updating regulations that better scale the size and location of the fence, wall or hedge with the existing neighborhood character. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone including height and setbacks as well as additional use-specific development standards such as limited signage. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center which is 2/3 of a mile away from the nearest trailway segment, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. This Mixed Use Center is located in an already urbanized commercial area within the Project Area, is limited in scope, and implements the Plan that establishes the 48-foot height limit. Other structures near the Mixed Use Center include one structure approximately 100 feet tall, and other structures over 50 feet tall. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design. The Project also amends development standards regarding daylight plane to preserve views and prevent substantial shadows.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. With the existing HMA Ordinance and Project amendments, development in hillside areas would require a CUP and subject to additional sensitive hillside design measures. As the CUP is a discretionary permit, project-level analysis of site specific environmental impacts will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not affect the existing visual character or quality of the Project Area and its surroundings. The Project also includes amendments for procedures for development standards modifications.

Therefore, the Project would have a less than significant adverse impact to any views or hiking trails in the rural areas of the community or adjacent to the Project Area.

c. **No Impact.** The Project does not include any provisions would substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. There are no historic buildings within a state scenic highway within the Project Area and therefore there is no impact to these resources.

d. **Less Than Significant Impact.** The Project includes amendments to residential and commercial development standards. Related to residential, the Project amends uses and development standards to fences,

walls and hedges that serve the same purpose as fences and walls. These amendments will improve the visual character of residential neighborhoods by updating regulations that better scale the size and location of the fence, wall or hedge with the existing neighborhood character. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards such as limited signage. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. This Mixed Use Center is located in an already urbanized commercial area within the Project Area, is limited in scope, and implements the Plan that establishes the 48-foot height limit. Other existing structures near the Mixed Use Center include one structure approximately 100 feet tall, and other structures over 50 feet tall. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design. The Project also amends development standards regarding daylight plane to preserve views and prevent substantial shadows.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Other amendments are procedural and would not affect the existing visual character or quality of the Project Area and its surroundings.

The Project does not include any changes to zoning or development standards which would substantially degrade the existing visual character or quality of the site and its surroundings because of the height, bulk, pattern, scale, character or other features. Therefore it is determined that the Project will have a less than significant impact on the existing visual character of the Project Area.

e. **Less Than Significant Impact.** The Project includes amendments to residential and commercial development standards. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. These amendments will improve the visual character of residential neighborhoods by updating regulations that better scale the size and location of the fence, wall or hedge with the existing neighborhood character. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards such as limited signage. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. This Mixed Use Center is located in an already urbanized commercial area within the Project

Area, is limited in scope, and implements the Plan that establishes the 48-foot height limit. Other existing structures near the Mixed Use Center include one structure approximately 100 feet tall, and other structures over 50 feet tall. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design. The Project also includes requirements for a 5 foot lighting setback, and fully shielded fixtures for exterior lighting where commercial development is adjacent to residential zones, and amends development standards regarding daylight plane to preserve views and prevent substantial shadows.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Other amendments are procedural and would not affect the existing visual character or quality of the Project Area and its surroundings.

The Project does not include any changes to zoning or development standards which would substantially create a new source of substantial shadows, light or glare which would adversely affect day or nighttime views in the Project Area. Therefore it is determined that the Project will have a less than significant impact on the existing visual character of the Project Area.

2. AGRICULTURE / FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **No Impact.** The Project Area contains no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance and therefore the Project will have no impact on any of those designated areas.

b. **No Impact.** The Project Area contains only a very small area of A-1 zone, and a small area of A-1-10,000 zone in mountainous terrain which is not suitable or used for farmland. The Project Area contains no Agricultural Opportunity Areas nor any parcels with a Williamson Act contract and therefore the Project will have no impact on those designated areas.

c. **No Impact.** The Project does not amend conflict with existing zoning or propose to amend zoning that would affect forest land or timberland. The Project proposes uses and development standards within existing residential and commercial zones, and therefore the Project will have no impact on forest resources.

d. **Less Than Significant Impact.** The Project Area includes parcels within the Angeles National Forest, zoned R-1-7,500, R-1-10,000, R-1-20,000, R-2, C-2, A-1-10,000 and W.
The Project includes amendments to residential and commercial development standards. Related to residential, the Project amends uses and development standards to related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Home-based occupations are permitted as accessory to a primary residence, and additional development standards are included to ensure that home-based occupations are consistent with residential character. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards such as location of guest rooms and facility limited to guests. Alternative amendments related to classes as a home-based occupation require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed, such as impacts to any forest resources.

The Project also proposes changes to commercial zone uses and development standards, including the C-2 zone, to retain maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project does not include any changes to zoning or development standards which would result in a loss of forest resources or conversion of forest land in the Project Area. Therefore it is determined that the Project will have a less than significant impact on the loss or conversion of forest land resources.

e. **Less Than Significant Impact.** The Project does not contain any provisions to convert farmland to non-agricultural use nor convert forest land to non-forest use. There is no designated farmland in the Project Area. There is designated forest land within the Project Area; however the Project, as described in the Project Description and analyzed in section d above, is determined to have a less than significant impact to the forest resources.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS

a, b. **Less Than Significant.** The Project Area is located within the SCAQMD, and the Project is not a development or building project.

The Project includes amendments to residential and commercial development standards. Related to residential, the Project amends uses and development standards to permit bed and breakfast establishments with three or more guest rooms with a CUP, which would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including drive-through facilities and other businesses will be allowed with certain restrictions and development standards, including a CUP for facilities proposed adjacent to residentially-zoned property and requirements for buffers and setbacks. Other amendments include development standards related to auto service uses within an enclosed building.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Under the HMA Ordinance, a CUP is required for development in hillside areas exceeding 2,500 cubic yards of grading. As the CUP is a discretionary permit, project-level analysis of site specific environmental impacts, including any impacts on air quality from grading, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not conflict or affect the implementation of the SCAQMD air quality plan nor violate any air quality standard within the Project Area.

The Project does not include any changes to zoning or development standards which would conflict or affect the implementation of the SCAQMD air quality plan nor violate any air quality standard within the Project Area. Any new developments would be required to comply with the mandatory measures of the Community Climate Action Plan in the General Plan as well as existing building regulations. Therefore it is determined that the Project will have a less than significant impact on the implementation of the SCAQMD air quality plan nor violate any air quality standard within the Project Area.

c. **Less Than Significant.** The Project Area is located within a non-attainment region under federal and state ambient air quality standards.

The Project includes amendments to residential and commercial development standards. Related to residential, the Project amends uses and development standards to permit bed and breakfast establishments with three or more guest rooms with a CUP, which would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including drive-through facilities and other businesses will be allowed with certain restrictions and development standards, including a CUP for facilities proposed adjacent to residentially-zoned property and requirements for buffers and setbacks. Other amendments include development standards related to auto service uses within an enclosed building.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Under the HMA Ordinance, a CUP is required for development in hillside areas exceeding 2,500 cubic yards of grading. As the CUP is a discretionary permit, project-level analysis of site specific environmental impacts, including any impacts on air quality from grading, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not result in a cumulatively considerable net increase of any criteria for which the region is non-attainment.

The Project does not include any changes to zoning or development standards which would cumulatively considerable net increase of any criteria for which the region is non-attainment. Cumulative short-term, construction-related emissions and long-term, operational emissions of any criteria pollutant from the Project for which the region is in non-attainment would not contribute considerably to any potential cumulative air quality impact as emissions would not exceed any SCAQMD daily threshold. Furthermore, any projects occurring in the Project area as well as other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation from State CEQA requirements where applicable, and the mandatory measures of the Community Climate Action Plan in the General Plan as well as existing building regulations. Therefore it is determined that the Project will have a less than significant impact on the non-attainment of criteria pollutants within the Project Area.

d. **Less Than Significant.** Sensitive receptors are those segments of the population that are most susceptible to poor air quality such as children, the elderly, the sick, and athletes who perform outdoors. Land uses associated with sensitive receptors include residences, schools, playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. These uses are located throughout the Project Area.

The Project includes amendments to residential and commercial development standards. Related to residential, the Project amends uses and development standards to permit bed and breakfast establishments with three or more guest rooms with a CUP under the proposed Project, would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards such as adequate on-site parking. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including drive-through facilities and other businesses will be allowed with certain restrictions and development standards, including a CUP for facilities proposed adjacent to residentially-zoned property and requirements for buffers and setbacks. As the CUP is a discretionary permit, project-level analysis of site specific environmental impacts, including any impacts on sensitive receptors, will be required under CEQA at such time a drive-through facility is proposed. Other amendments include development standards related to auto service uses within an enclosed building.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Under the HMA Ordinance, a CUP is required for development in hillside areas exceeding 2,500 cubic yards of grading. As the CUP is a discretionary permit, project-level analysis of site specific environmental impacts including any impacts on sensitive receptors, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not expose sensitive receptors to substantial pollutant concentrations within the Project Area.

The Project does not include any changes to zoning or development standards which would not expose sensitive receptors to substantial pollutant concentrations within the Project Area. Cumulative short-term, construction-related emissions and long-term, operational emissions would not result in exposure to sensitive receptors of substantial pollutant concentrations. Furthermore, any projects occurring in the Project area as well as other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation from State CEQA requirements where

applicable, and the mandatory measures of the Community Climate Action Plan in the General Plan as well as existing building regulations. Therefore it is determined that the Project will have a less than significant impact on exposure of substantial pollutant concentrations to sensitive receptors within the Project Area.

e. **Less Than Significant.**

The Project includes amendments to residential and commercial development standards. Related to residential, the Project amends uses and development standards to permit bed and breakfast establishments with three or more guest rooms with a CUP under the proposed Project, would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial accessory uses such as picture framing, seamstress/tailor and digital photography lab, are permitted within an enclosed indoor space. For the picture framing home-based occupation, only assembly of finished wood or other finished products are proposed to be permitted; all paints, stains and varnishes to be used would be required to be conducted indoors, inside a residence or approved accessory structure other than garages, and in a properly-ventilated area, and cause no dust, odors or toxic chemicals to be detected beyond the property. The seamstress/tailor home-based occupation is proposed to have a maximum of four portable non-commercial sewing machines and two employees. The digital photography lab as a home-based occupation would use office-type equipment; chemicals and dark rooms customary with traditional photography labs, would be prohibited. All home-based occupation activity is currently and will continue to be required by the Project to take place indoors. As a result, none of these changes would be expected to create objectionable odors affecting a substantial number of people. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including drive-through facilities and other businesses will be allowed with certain restrictions and development standards. Drive-through establishments would be permitted with a CUP when adjacent to residentially-zoned property, and subject to development standards including buffers and setbacks. As the CUP is a discretionary permit, project-level analysis of site specific environmental impacts will be required under CEQA at such time a drive-through facility adjacent to residentially-zoned property is proposed. Currently, countywide Title 22 regulations allow drive-through facilities as accessory uses to restaurants and eating establishments in most zones. If queuing and site requirements are met, no discretionary action is required to establish a drive-through from countywide requirements. As referenced in the General Plan EIR, existing regulations and development standards for drive-through establishments required by existing code would make the impact less than significant. Within the proposed Project, drive-through establishments not adjacent to residential (potential sites total approximately 200 parcels or less than 1.5 percent of the total parcels in the Project Area) are held to as high or higher standard than countywide requirements for these relevant zones, making the impacts less than significant. Other amendments include development standards related to auto service uses within an enclosed building.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Under the HMA Ordinance, a CUP is required for development in hillside areas exceeding 2,500 cubic yards of grading. As the CUP is a discretionary permit, project-level analysis of site specific environmental impacts including any creation of objectionable odors affecting a substantial number of people, will be required under CEQA at such

time hillside development is proposed. Other amendments are procedural and would not expose sensitive receptors to substantial pollutant concentrations within the Project Area.

The Project does not include any changes to zoning or development standards which would not expose sensitive receptors to substantial pollutant concentrations within the Project Area. Cumulative short-term, construction-related emissions and long-term, operational emissions would not result in exposure to sensitive receptors of substantial pollutant concentrations. Furthermore, any projects occurring in the Project area as well as other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation from State CEQA requirements where applicable, and the mandatory measures of the Community Climate Action Plan in the General Plan as well as existing building regulations. Therefore it is determined that the Project will have a less than significant impact on exposure of substantial pollutant concentrations to sensitive receptors within the Project Area.

4. BIOLOGICAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	☐	☐	☒	☐
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	☐	☐	☒	☐
c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?	☐	☐	☒	☐

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?	☐	☐	☒	☐
g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **Less Than Significant.** The Project includes amendments to residential and commercial development standards. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design. The Project also includes requirements for a 5 foot exterior lighting setback and fully shielded fixtures for exterior lighting where commercial development is adjacent to residential zones.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including species identified by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not affect listed species within the Project Area.

The Project does not include any changes to zoning or development standards which would add development or propose habitat modification in any natural areas nor would disturb or modify habitats of any species in any local or regional plan or policies or regulations or by the California Department of Fish and Wildlife or

the U.S. Fish and Wildlife, within the Project Area. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

b. **Less Than Significant.** The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building in or development of areas containing oak woodlands, coastal sage scrub, or within non-jurisdictional wetlands. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design. The Project also includes requirements for a 5 foot lighting setback, and fully shielded fixtures for exterior lighting where commercial development is adjacent to residential zones

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any sensitive natural communities identified in local or regional plans, policies, regulations or by CDFW or USFWS, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on any sensitive natural communities within the Project Area.

The Project does not include any changes to zoning or development standards which would have a substantial adverse effect on any sensitive natural communities, within the Project Area. All environmental regulations, including the recently adopted Los Angeles County General Plan, including policies such as "Policy C/NR 4.1: Preserve and restore oak woodlands and other native woodlands that are conserved in perpetuity with a goal of no net loss of existing woodlands," and all others at the county, state and federal level addressing oak woodlands, sage scrub and riparian habitats designed to protect sensitive natural communities will remain intact, unchanged and applied when required as is currently, and after the Project. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

c. **Less Than Significant.** The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would adversely affect any federal or state protected wetlands or waters of the United States. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space.

Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any adversely affect any federal or state protected wetlands or waters of the United States, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on any federal or state protected wetlands or waters of the United States, within the Project Area.

The Project does not include any changes to zoning or development standards which adversely affect any federal or state protected wetlands or waters of the United States, within the Project Area. The Project does not contain proposals for development, building, or construction of any type which adversely affect any federal or state protected wetlands or waters of the United States. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

d. **Less Than Significant.** The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development reasonably foreseen to have any significant impact on migratory fish or wildlife species, established native resident or any native wildlife nursery sites. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to

an HMA CUP, and project-level analysis of site specific environmental impacts including any reasonably foreseen to have any significant impact on migratory fish or wildlife species, established native resident or any native wildlife nursery sites, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on any migratory fish or wildlife species within the Project Area.

The Project does not include any changes to zoning or development standards which may be reasonably foreseen to have any significant impact on migratory fish or wildlife species, established native resident or any native wildlife nursery sites, within the Project Area. The Project does not contain proposals for development, building, or construction of any type which may be reasonably foreseen to have any significant impact on migratory fish or wildlife species, established native resident or any native wildlife nursery sites. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

e. **Less Than Significant.** The Project Area contains oak trees, which are subject to the Oak Tree Ordinance and an Oak Tree Permit prior to removal or encroachment of any oak trees. As the Oak Tree Permit is discretionary, project-level analysis of site specific environmental impacts will be required under CEQA at such time an oak tree or multiple trees are proposed to be impacted. Oak woodlands are analyzed as part of any CEQA analysis for discretionary projects, and subject to appropriate mitigation.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building in or development that would convert oak woodlands, or oak or other unique native trees. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including conversion of oak woodlands, or oak or other unique native trees, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on any oak woodlands within the Project Area.

The Project does not include any changes to zoning or development standards which may convert oak woodlands, or oak or other unique native trees, within the Project Area. The Project does not contain proposals for development, building, or construction of any type which may convert oak woodlands, or oak or other unique native trees. All currently applicable federal, state and county environmental regulations will still be applicable for all affected properties within the Project Area. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

f. **Less Than Significant.** The Project Area contains designated SEAs and Conceptual SEAs, which are areas identified with potential biological resources as part of the SEA update and may be adopted as part of future community-level planning. Currently development in SEAs are regulated through the SEA Ordinance, which requires a CUP with project-level analysis of site specific environmental impacts under CEQA at such time development within an SEA is proposed. The Project Area does not contain SERAs or Wildflower Reserve Areas.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development in SEAs that conflict or are different than what is required by the existing regulatory setting. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any development in SEAs, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on SEAs within the Project Area.

The Project does not include any changes to zoning or development standards which may conflict with existing policies regarding SEAs within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would conflict or be different than what is required by the existing regulatory setting for SEAs. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

g. **No Impact.** There are no adopted state, regional, or local habitat conservation plans within the Project Area. Therefore there is no impact.

5. CULTURAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in CEQA Public Resources Code § 21074?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **Less than Significant.** The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would adversely change a historical resource. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and

required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any adverse change to a historical resource, will be required under CEQA at such time hillside development is proposed. The Project retains existing language that exempts specific identified resources as exempt, and further provides consistency with the recently adopted Historic Preservation Ordinance where landmarks are so designated. Other amendments are procedural and would not have a substantial adverse effect on historical resources within the Project Area.

The Project does not include any changes to zoning or development standards which may adversely change a historical resource within the Project Area; the Project retains exemptions for certain identified resources from the CSD to protect their historical integrity and amends provisions to ensure consistency with the Historic Preservation Ordinance. The Project does not contain proposals for development, building, or construction of any type which would adversely change a historical resource. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

b. **Less than Significant.** The Project includes amendments to residential and commercial development standards; the proposed Project is not a development or building project and does not contain any provisions for building in or development that would adversely change the significance of an archaeological resource. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any development

that may adversely change the significance of an archaeological resource, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on archaeological resources within the Project Area.

The Project does not include any changes to zoning or development standards which may adversely change the significance of an archaeological resource within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would adversely change the significance of an archaeological resource. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

c. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards; the proposed Project is not a development or building project and does not contain any provisions for building in or development that would adversely change the significance of a paleontological resource. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any development that may adversely change the significance of a paleontological resource, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on paleontological resources within the Project Area.

The Project does not include any changes to zoning or development standards which may adversely change the significance of a paleontological resource within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would adversely change the significance of a paleontological resource. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

d. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards; the proposed Project is not a development or building project and does not contain any provisions for building in or development that would disturb any human remains. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose

as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any disturbance of any human remains, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on human remains within the Project Area.

The Project does not include any changes to zoning or development standards which may disturb any human remains within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would disturb any human remains. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

e. **Less Than Significant Impact.** The Project Area is located within the notification areas of the Fernandeño Tataviam Band of Mission Indians.

The Project includes amendments to residential and commercial development standards; the proposed Project is not a development or building project and does not contain any provisions for building in or development that would adversely change the significance of a tribal cultural resource. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any development that may adversely change the significance of a tribal cultural resource, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on tribal cultural resources within the Project Area.

The Project does not include any changes to zoning or development standards which may adversely change the significance of a tribal cultural resource within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would adversely change the significance of a tribal cultural resource. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

6. ENERGY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?	☐	☐	☐	☒
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **No Impact.** All of the provisions of the County Green Building Standards Code (L.A. County Code Title 31) which are currently applicable to development in Project Area will remain in force and be applied with the adoption of the Project. Therefore its enactment will not be in conflict with and will have no adverse impact on the Green Building Standards.

b. **No Impact.** All of the relevant provisions in Appendix F of the CEQA Guidelines will be remain applicable to properties in the Project Area with the adoption of the Project and will therefore not involve inefficient use of energy resources and will have no adverse impact to energy resources.

7. GEOLOGY AND SOILS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐
f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.217) or hillside design standards in the County General Plan Conservation and Open Space Element?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **Less Than Significant Impact.**

i. The Project Area is located on the western edge of the San Gabriel Valley. The Project Area is located primarily in the valley portion of the Pasadena Quadrangle, identified by the California Department of Conservation, Division of Mines and Geology. The Project Area is built upon recent alluvial fans from the San Gabriel Mountains. According to the CA Department of Conservation reports, the greatest risk of shaking is in the liquefaction zones in Eaton Canyon on the eastern edge of the Project Area, which is nearly entirely encompassed in the Eaton Canyon Open Space Area, and in the Rubio Canyon area of north-central Altadena near Alta Loma Drive. Currently there are existing regulations under the Building Code that govern construction near known faults, and these would continue to apply to any future development under the Project.

The Project includes amendments to residential and commercial development standards; the proposed Project is does not contain any provisions for building or development that would expose people or structures to substantial adverse effects from rupture of a known earthquake fault. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any exposure to people or structures to substantial adverse effects from rupture of a known earthquake fault, will be required under CEQA at such time hillside development is proposed. Other amendments are

procedural and would not expose people or structures within the Project Area to substantial adverse effects from rupture of a known earthquake fault.

The Project does not include any changes to zoning or development standards which may any expose people or structures to substantial adverse effects from rupture of a known earthquake fault within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would expose people or structures to substantial adverse effects from rupture of a known earthquake fault. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

ii. The existing conditions of the Project Area are that it is located on the western edge of the San Gabriel Valley and located primarily in the valley portion of the Pasadena Quadrangle, identified by the California Department of Conservation, Division of Mines and Geology. Development within the Project Area is built upon recent alluvial fans from the San Gabriel Mountains. According to the CA Department of Conservation reports, the greatest risk of shaking is in the liquefaction zones in Eaton Canyon on the eastern edge of Altadena, which is nearly entirely encompassed in the Eaton Canyon Open Space Area, and in the Rubio Canyon area of north-central Altadena near Alta Loma Drive. Currently there are existing regulations under the Building Code that govern construction near known faults, and these would continue to apply to any future development under the Project.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would expose people or structures to substantial adverse effects from strong seismic shaking. All new structures must meet or exceed existing building code standards today and will continue to be with the adoption of the Project.

Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any expose people or structures to substantial adverse effects from strong seismic shaking, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not expose people or structures within the Project Area to substantial adverse effects from strong seismic shaking.

The Project does not include any changes to zoning or development standards which may expose people or structures to substantial adverse effects from strong seismic shaking within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would expose people or structures to substantial adverse effects from strong seismic shaking. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

iii. The existing conditions of the Project Area are that it is located on the western edge of the San Gabriel Valley and primarily in the valley portion of the Pasadena Quadrangle, identified by the California Department of Conservation, Division of Mines and Geology. Development within the Project Area is built upon recent alluvial fans from the San Gabriel Mountains. According to the CA Department of Conservation reports, the greatest risk of shaking is in the liquefaction zones in Eaton Canyon on the eastern edge of Altadena, which is nearly entirely encompassed in the Eaton Canyon Open Space Area, and in the Rubio Canyon area of north-central Altadena near Alta Loma Drive.

The Project includes amendments to residential and commercial development standards; the proposed Project is not a development or building project and does not contain any provisions for building in or development that would expose people or structures to substantial adverse effects from seismic-related ground failure. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any exposure of people or structures to substantial adverse effects from seismic-related ground failure, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not expose people or structures within the Project Area to substantial adverse effects from seismic-related ground failure.

The Project does not include any changes to zoning or development standards which may expose people or structures to substantial adverse effects from seismic-related ground failure within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would expose people or structures to substantial adverse effects from seismic-related ground failure.

Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

iv. According to the California Department of Conservation, Division of Mines and Geology, earthquake-triggered landslides, primarily rockfalls, were observed in numerous places within the Pasadena Quadrangle resulting from the 5.8 ML Sierra Madre earthquake of June 28, 1991 (Barrows and Irvine, 1991). Beginning at about the 2,000-foot level in the Wilson Diorite, rockfalls were common along the Angeles Crest Highway. Although rock falls from very steep, cracked, and shattered basement-rock road cut exposures were abundant, they were neither large enough or numerous enough to cause closure of the highway. The 1994 Northridge earthquake caused a number of relatively small, shallow slope failures in the Pasadena Quadrangle (Harp and Jibson, 1995). Landslides attributed to the Northridge earthquake covered approximately 2 acres of land in the western half of the quadrangle, which is less than 1/2 of 1 percent of the total area covered by the map. Of the area covered by these Northridge earthquake landslides, 77% falls within the area of the hazard zone based on a computer comparison of the zone map and the Harp and Jibson (1995) inventory. In hillside areas and landslide prone areas within the Project Area, all state grading and environmental regulations would apply to such development as is the current existing condition.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would expose people or structures to substantial adverse effects from landslides. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any exposure of people or structures to substantial adverse effects from landslides, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not expose people or structures within the Project Area to substantial adverse effects from landslides.

The Project does not include any changes to zoning or development standards which may expose people or structures to substantial adverse effects from landslides within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would expose people or

structures to substantial adverse effects from landslides. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

b. **Less Than Significant Impact.** The Project includes amendments to residential and commercial development standards; the proposed Project is not a development or building project and does not contain any provisions for building in or development that would result in substantial soil erosion or loss of topsoil. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any substantial soil erosion or loss of topsoil, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not result in substantial soil erosion or loss of topsoil.

The Project does not include any changes to zoning or development standards which may result in substantial soil erosion or loss of topsoil within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in substantial soil erosion or loss of topsoil. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

c. **Less Than Significant Impact.** As noted above in section a) of this Geology and Soils chapter, only an extremely small portion of less than 1% of the Project Area is located in a geologic unit of soil that is unstable or would become unstable. Most projects would be required to comply with the Los Angeles County building code, which includes construction and engineering standards, as well as any additional recommendations from a soils and geology report.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would result in any on or off site landslide, lateral spreading, subsidence, liquefaction or collapse. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative

amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any results in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not result in any on or off site landslide, lateral spreading, subsidence, liquefaction or collapse.

The Project does not include any changes to zoning or development standards which may result in any on or off site landslide, lateral spreading, subsidence, liquefaction or collapse within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in any on or off site landslide, lateral spreading, subsidence, liquefaction or collapse. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

d. **Less Than Significant Impact.** The Project includes amendments to residential and commercial development standards; the proposed Project is not a development or building project and does not contain any provisions for building in or development in expansive soil, creating substantial risks to life or property. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any development in

expansive soil that may create substantial risks to life or property, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not result in creating substantial risks to life or property.

The Project does not include any changes to zoning or development standards which may result in expansive soil, creating substantial risks to life or property within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in any expansive soil, creating substantial risks to life or property. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

e. **Less Than Significant Impact.** The Project Area includes properties in the northern portion that rely on onsite wastewater treatment systems. If septic tanks or alternative wastewater treatment are proposed for any development within the Project Area not served by a public sewer system, the County Department of Public Health will require testing, which includes a geotechnical report and percolation testing.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development where soils are incapable of supporting onsite wastewater treatment systems. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any development on soils are incapable of supporting onsite wastewater treatment systems, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not result in development on soils are incapable of supporting onsite wastewater treatment systems.

The Project does not include any changes to zoning or development standards which may result in additional development on soils are incapable of supporting onsite wastewater treatment systems within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in development on soils are incapable of supporting onsite wastewater treatment systems. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

f. **Less Than Significant Impact.** Currently hillside management provisions apply within the Project Area as refined regulations from countywide requirements. The updated HMA Ordinance and associated Design Guidelines were adopted and became effective in November 2015.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would conflict with the HMA Ordinance or hillside design standards of the General Plan. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA at such time hillside development is proposed. With the Project, more projects will be subject to hillside provisions as the threshold for review is 2,500 cubic yards total cut plus fill, less than 15,000 cubic yards total cut plus fill that applies countywide. Other amendments are procedural and would not result in conflicts with the HMA Ordinance or hillside design standards of the General Plan.

The Project does not include any changes to zoning or development standards which may result in conflicts with the HMA Ordinance or hillside design standards of the General Plan within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in conflicts with the HMA Ordinance or hillside design standards of the General Plan. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

8. GREENHOUSE GAS EMISSIONS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **Less Than Significant Impact.** The Project is consistent with the General Plan and does not conflict with the Unincorporated Los Angeles County Community Climate Action Plan 2020. The CCAP Actions to Reduce Greenhouse Gas Emissions are still applicable to new construction and existing uses in Altadena. These actions include the green building standards and energy efficient building standards. The Project would not change or conflict with any General Plan policies that would reduce greenhouse gas emissions. Allowing for infill development within the Project limits will facilitate an integrated planning approach designed to connect residential uses and everyday goods and service needs in central locations, thereby reducing the vehicle trips associated with shopping, entertainment, and dining; reducing air quality impacts and greenhouse gas emissions; promoting healthier lifestyles; and lessening the impact on the surrounding circulation system. The Project would result in development levels generally consistent with those analyzed in the General Plan EIR. The Project does not authorize any specific development; thus, adoption would not directly generate any greenhouse gas emissions. Review of future proposed developments will continue to be carried out to ensure that the proposed projects are consistent with all General Plan goals, policies, and policy actions including those that help the community contribute to air quality and regional greenhouse gas reduction efforts. Adherence to such policies and guidelines, and considering the inherent project design factors itemized above in relation to the CAPCOA greenhouse gas mitigation guidance would reduce potential impacts to less-than-significant.

b. **Less Than Significant Impact.** The Project is consistent with the General Plan and does not conflict with actions in the Unincorporated Los Angeles County Community Climate Action Plan 2020. The CCAP Actions to Reduce Greenhouse Gas Emissions are still applicable to new construction and existing uses in the Project Area. The Project proposes the addition of three types of businesses to the allowed home-based occupations in the Project Area, and the addition of drive-through establishments. The Project proposes permitting drive-through facilities in commercial zones in two tiers. When the commercial parcel is adjacent to a residentially-zoned lot, drive-through facilities are being permitted with a CUP, and include findings such as the requirement of a clean-up plan, adequate buffers from residential uses, and environmental review. In commercial parcels which are not adjacent to residentially-zoned lots, the drive-through facility is permitted with a site plan review, which includes a clean-up plan. Commercial lots which are not adjacent to residentially

zoned lots are limited in amount, as the majority of commercial zoned areas abut R-1, R-2, or R-3 zones. Less than 200 parcels within the Project Area are both commercially zoned and not adjacent to residentially-zoned lots. As discussed in the response to Section a above, the Project will implement General Plan policy that encourages context sensitive infill development. Due to the mix of uses allowed and encouraged by the Project, the Project will help achieve the goals of reducing vehicular trips and thereby help reduce total vehicular-based greenhouse gas emissions. The Project is consistent with the County's General Plan and does not conflict with AB 32, SB 375, or any plans or programs that have been adopted to achieve those legislative mandates. Therefore it is determined that impacts would be less than significant.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:				
i) within a Very High Fire Hazard Severity Zones (Zone 4)?	☐	☐	☒	☐
ii) within a high fire hazard area with inadequate access?	☐	☐	☒	☐
iii) within an area with inadequate water and pressure to meet fire flow standards?	☐	☐	☒	☐
iv) within proximity to land uses that have the potential for dangerous fire hazard?	☐	☐	☒	☐
i) Does the proposed use constitute a potentially dangerous fire hazard?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **Less Than Significant Impact.** The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would create a significant hazard through the use of hazardous materials. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance

provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including creating a significant hazard through the use of hazardous materials, at such time hillside development is proposed. Other amendments are procedural and would not result in creating a significant hazard through the use of hazardous materials.

The Project does not include any changes to zoning or development standards which may result in creating a significant hazard through the use of hazardous materials within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in creating a significant hazard through the use of hazardous materials. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

b. **Less Than Significant Impact.** The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would create a significant hazard through the release of hazardous materials. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including creating a significant hazard through the release of hazardous materials, at such time hillside development is proposed. Other amendments are procedural and would not result in creating a significant hazard through the release of hazardous materials.

The Project does not include any changes to zoning or development standards which may result in creating a significant hazard through the release of hazardous materials within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in creating a significant hazard through the release of hazardous materials. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

c. **Less Than Significant Impact.** The Project does not contain provisions, other than what was analyzed in section b) with regards to home-based occupations, which would emit hazardous emissions or handle of

hazardous or acutely hazardous materials. Therefore it is determined that the project would have a less than significant impact.

d. **No Impact.** The Project Area is not located on a site or include sites which are included on a list of hazardous material sites pursuant to Government Code 65962.5 and therefore would have no impact with regards to a safety hazard to the public or the environment.

e. **No Impact.** The Project Area at its closest points is more than 10 miles from Bob Hope Airport in Burbank, and 7.5 miles from El Monte Airport, the two closest airports to the Project Area. The Project Area is not located in or near any airport land use plan area and therefore would not pose no safety hazard and have no impact to people residing or working in the Project Area.

f. **No Impact.** There are no private airstrips in the vicinity and the Project would not result in any safety hazard to people residing or working in the Project Area and therefore would have no impact.

g. **No Impact.** The County Emergency Operations Project outlines emergency response actions in the event of a large-scale disaster, such as a hazardous materials emergency. The Project will not directly result in any new construction. All future development in the Project Area would be subject to compliance with the General Plan. The General Plan Program EIR requires traffic control plans for projects that have statewide, regional, or area wide significance pursuant to CEQA to ensure that construction would not interfere with emergency response/evacuation plans (Mitigation Measure T-6). No change or interference with these emergency response plans or related policies will occur as associated with the Project. The Project does not propose any changes to the primary circulation system that could affect evacuation plans; therefore no impact would occur.

h. **Less Than Significant.**

i) Small portions of the Project Area are located in a Very High Fire Hazard Severity Zone in the foothills of the San Gabriel Mountains. Existing regulations within Very High Fire Hazard Severity Zones include the approval of a fuel modification plan

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would expose people or structures to a significant risk because of its location within a Very High Fire Hazard Severity Zone. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including exposure of people or structures to a significant risk because of its location within a Very High Fire Hazard Severity Zone, at such time hillside development is proposed. Other amendments are procedural and would not result in creating a significant hazard through the exposure of people or structures to a significant risk because of its location within a Very High Fire Hazard Severity Zone.

The Project does not include any changes to zoning or development standards which may result in exposing people or structures to a significant risk because of its location within a Very High Fire Hazard Severity Zone within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in exposing people or structures to a significant risk because of its location within a Very High Fire Hazard Severity Zone. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

ii) The Project Area includes high fire hazard areas.
The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would expose people or structures to a significant risk because of its location within a high fire area with inadequate access. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed, including adequacy of access. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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such time hillside development is proposed. Other amendments are procedural and would not result in creating a significant hazard through the exposure of people or structures to a significant risk because of its location within a high fire area with inadequate access.

The Project does not include any changes to zoning or development standards which may result in exposing people or structures to a significant risk because of its location within a high fire area with inadequate access within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in exposing people or structures to a significant risk because of its location within a high fire area with inadequate access. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

iii) The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would expose people or structures to a significant risk because of its location within an area with inadequate water and pressure to meet fire flow standards. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed, including fire flow standards. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project does not include any changes to zoning or development standards which may result in exposing people or structures to a significant risk because of its location within an area with inadequate water and pressure to meet fire flow standards within the Project Area. The Project does not contain

proposals for development, building, or construction of any type which would result in exposing people or structures to a significant risk because of its location within an area with inadequate water and pressure to meet fire flow standards. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

iv) The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would expose people or structures to a significant risk because of its location within an area with proximity to land uses that have the potential for dangerous fire hazard. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project does not include any changes to zoning or development standards which may result in exposing people or structures to a significant risk because of its location within an area with proximity to land uses that have the potential for dangerous fire hazard within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in exposing people or structures to a significant risk because of its location within an area with proximity to land uses that have the potential for dangerous fire hazard. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

i. **Less Than Significant.** The Project includes amendments to residential and commercial development standards; the proposed Project is not a development or building project and does not contain any provisions for building in or development that would constitute a potentially dangerous fire hazard. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project does not include any changes to zoning or development standards which may constitute a potentially dangerous fire hazard within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would constitute a potentially dangerous fire hazard. Indirect new development will be subject to the existing regulatory programs and mitigation measures noted in the General Plan EIR and therefore is determined to have less than significant impacts. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

10. HYDROLOGY AND WATER QUALITY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?	☐	☐	☐	☒
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	☐	☐	☒	☐

h) Conflict with the Los Angeles County Low Impact Development_Ordinance (L.A. County Code, Title 12, Ch. 12.84)?	☐	☐	☐	☒
i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?	☐	☐	☒	☐
j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?	☐	☐	☐	☒
k) Otherwise substantially degrade water quality?	☐	☐	☒	☐
l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?	☐	☐	☒	☐
m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?	☐	☐	☒	☐
n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐
o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. **No Impact.** The Project does not involve any development activity and thus will not involve any discharges to water bodies. Development projects will be required to comply with the County local procedures (County Flood Control District Code, Chapter 21, Storm Water and Runoff Pollution Control), as well as requirements of the National Pollutant Discharge Elimination System (NPDES) permit program of the Federal Clean Water Act to control storm water runoff and prevent violations of regional water quality standards. No impact on water quality standards or waste discharges would occur.

b. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under

CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

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The Project does not include any changes to zoning or development standards which may substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level within the Project Area. The Project does not contain proposals for development, building, or construction of any type which substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

c,d,f. **Less than Significant Impact.** The Project Area is urbanized and has existing storm water infrastructure.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would substantially alter the existing drainage pattern, resulting in substantial erosion on- or off-site, or result in flooding on- or off-site, or create or contribute to runoff water exceeding planned stormwater capacity. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary

permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project does not include any changes to zoning or development standards which may substantially alter the existing drainage pattern, resulting in substantial erosion on- or off-site, or result in flooding on- or off-site, or create or contribute to runoff water exceeding planned stormwater capacity within the Project Area. The Project does not contain proposals for development, building, or construction of any type which substantially alter the existing drainage pattern, resulting in substantial erosion on- or off-site, or result in flooding on- or off-site, or create or contribute to runoff water exceeding planned stormwater capacity. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

e. **No Impact.** The Project consists of adoption of a regulatory document that will not result directly in the construction of any water features. Therefore, no impact would occur.

g,k. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would generate construction or post-construction runoff that violate permits or affect water quality, or otherwise degrade water quality. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

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The Project does not include any changes to zoning or development standards which may generate construction or post-construction runoff that violate permits or affect water quality, or otherwise degrade water quality within the Project Area. The Project does not contain proposals for development, building, or construction of any type which generates construction or post-construction runoff that violate permits or affect water quality, or otherwise degrade water quality. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

h. **No Impact.** The Project consists of adoption of a regulatory document that will not result directly in the construction of any development. The Project does not propose to change the Low Impact Development Ordinance. Therefore, no impact would occur.

i. **Less than Significant Impact.** Existing regulations are subject to State Water Resources Control Board regulations and any applicable conditions of approval or mitigation measures.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would result in point or nonpoint source pollutant discharges. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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enclosed building, and other signage and development standards that promote better architectural cohesion and design.

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The Project does not include any changes to zoning or development standards which may result in point or nonpoint source pollutant discharges within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in point or nonpoint source pollutant discharges. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

j. **No Impact.** The Project consists of adoption of a regulatory document that will not result directly in the construction of any wastewater treatment system. Therefore, no impact would occur.

11. LAND USE AND PLANNING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Physically divide an established community?	☐	☐	☐	☒
b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	☐	☐	☐	☒
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	☐	☐	☐	☒
d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **No Impact.** The Project does not propose any construction and no changes are proposed that would have a primary or secondary effect of physically dividing an established community. Therefore there would not be any impacts that would divide an established community.

b. **No Impact.** No changes under the Project are proposed which would be inconsistent with the General Plan, Altadena Community Plan, or any other plan that affects the Project Area. Rather, the Project is proposing changes in order to make it consistent with the Community Plan.

c. **Less Than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for building or development that would result in inconsistencies with the zoning ordinance. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and

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The Project would not create inconsistencies with the zoning ordinance. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

d. **Less Than Significant Impact.** Currently the SEA Ordinance applies to any proposed development within an SEA. The SEA Ordinance requires a CUP, and any development would be reviewed for conformance with SEA criteria.

The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for building or development that would result in conflicts with HMA criteria, SEA conformance criteria, or other applicable land use criteria. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including HM criteria. Other amendments are procedural and would not result in inconsistency with the zoning ordinance.

The Project would not conflict with HM criteria, SEA conformance criteria, or other applicable land use criteria. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

12. MINERAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **No Impact.** While there are some very small portions on the southwestern and southeastern edges of the Project Area that fall within a Mineral Resource Zone, no changes to development standards or allowed uses are proposed that would affect the availability of a known mineral resource that would be of value to the region and the residents of the state. Currently only residential zones overlap known Mineral Resource Zones, and no changes in use are proposed for those zones and therefore no impact would result.

b. **No Impact.** The Project limits, located within the fully urbanized community, contain existing residential, commercial, public, and intuitional uses. Development pursuant to the Project will not result in the loss of a known mineral resource, as there are no proposed development standards which are being changed that would affect the availability of resource recovery sites which are delineated on the General Plan. No impact would result.

13. NOISE

Would the project result in:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions development that would result in exposure of persons to, or generation of, noise levels in excess to noise ordinance standards. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental

impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including exposure of persons to, or generation of, noise levels in excess to noise ordinance standards. Other amendments are procedural and would not result in exposure of persons to, or generation of, noise levels in excess to noise ordinance standards.

The Project does not include any changes to zoning or development standards which may result in exposure of persons to, or generation of, noise levels in excess to noise ordinance standards within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in exposure of persons to, or generation of, noise levels in excess to noise ordinance standards. Future development associated with implementation of the Project may result in short-term construction noise. All future development Projects would be required to comply with General Plan Goals, Policies, and Policy Actions, as well as General Plan EIR, CEQA, and the County Noise Control Ordinance (County Code Title 12, Chapter 12.08). Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

b. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed does not contain any provisions for development that would result in exposure of any persons to ground borne noise or vibration. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and

required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including exposure of any persons to ground borne noise or vibration. Other amendments are procedural and would not result in exposure of any persons to ground borne noise or vibration.

The Project does not include any changes to zoning or development standards which may result in exposure of any persons to ground borne noise or vibration within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in exposure of any persons to ground borne noise or vibration. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

c. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would result in a substantial permanent increase in ambient noise levels. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental

impacts under CEQA including substantial permanent increase in ambient noise levels. Other amendments are procedural and would not result in substantial permanent increase in ambient noise levels.

The Project does not include any changes to zoning or development standards which may result in substantial permanent increase in ambient noise levels within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in substantial permanent increase in ambient noise levels. All land use activities will be required to comply with the noise regulations contained in County Code Title 12, Chapter 12.08. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

d. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed does not contain any provisions for development that would result in a substantial temporary increase in ambient noise levels. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project does not include any changes to zoning or development standards which may result in a substantial temporary increase in ambient noise levels within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in a substantial temporary increase in ambient noise levels. All land use activities will be required to comply with the noise regulations contained in County Code Title 12, Chapter 12.08. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

e. **No Impact.** The Project Area is more than 10 miles from Bob Hope Airport in Burbank, and 7.5 miles from the closest point within the Project Area to the El Monte Airport, the two closest airports to the Project Area and is not located in or near any airport land use plan area therefore would have no noise impacts to people residing or working in the Project Area.

f. **No Impact.** The Project does not contain, nor is it in the vicinity of a private airstrip, therefore there is no impact to people residing or working in the Project Area.

14. POPULATION AND HOUSING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
d) Cumulatively exceed official regional or local population projections?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. **Less than Significant Impact.** The Project Area is urbanized and currently served by existing roads and infrastructure.

The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project is does not contain any provisions for development that would result in inducing substantial population growth in an area, either directly or indirectly. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an

enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including a result in inducing substantial population growth in an area, either directly or indirectly. Other amendments are procedural and would not result in result in inducing substantial population growth in an area, either directly or indirectly.

The Project does not include any changes to zoning or development standards which may result in inducing substantial population growth in an area, either directly or indirectly within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in inducing substantial population growth in an area, either directly or indirectly. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

b. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed does not contain any provisions for development that would displace substantial numbers of existing housing. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including displacement of substantial numbers of existing housing. Other amendments are procedural and would not result in result in displacement of substantial numbers of existing housing.

The Project does not include any changes to zoning or development standards which may result in displacement of substantial numbers of existing housing within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in displacement of substantial numbers of existing housing. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

c. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would displace substantial numbers of people. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including displacement of substantial numbers of people. Other amendments are procedural and would not result in result in displacing substantial numbers of people.

The Project does not include any changes to zoning or development standards which may result in displacement of substantial numbers of people within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in displacement of substantial numbers of people. Future development Projects completed pursuant to Project policies would be required to be consistent with the requirements of the California Relocation Assistance Act of 1970 (Govt. Code § 7260 *et seq.*), the State Relocation Guidelines (25 Cal. Code Regulations § 6000, *et seq.*), and the California Redevelopment Law (Health & Safety Code § 33410 *et seq.*), as applicable. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

d. **Less than Significant Impact.** The Project Area is urbanized and currently served by existing roads and infrastructure.

The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would cumulatively exceed official regional or local population projections. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any cumulatively exceeding of official regional or local population projections. Other amendments are procedural and would not result in result in a cumulatively exceeding of official regional or local population projections.

The Project does not include any changes to zoning or development standards which may result in cumulatively exceeding official regional or local population projections within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in cumulatively exceeding official regional or local population projections. Population growth that exceeds official regional or local population projections is not expected as the Project would generally result in infill housing and commercial development analyzed in the General Plan building assumptions. New land is not being made available for residential development as a result of the Project, nor are existing density requirements being increased. Furthermore, the General Plan accounts for increased growth and includes policies to reduce potential growth related impacts. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

[1] County of Los Angeles 2035 General Plan Final Program EIR. [page 5.14-12]

15. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Sheriff protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Libraries?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would create capacity problems related to fire protection, sheriff protection, schools, parks, libraries, or other public facilities. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet)

or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including development would create capacity problems related to fire protection, sheriff protection, schools, parks, libraries, or other public facilities. Other amendments are procedural and would not result in result in capacity problems related to fire protection, sheriff protection, schools, parks, libraries, or other public facilities.

The Project does not include any changes to zoning or development standards which may result in capacity problems related to fire protection, sheriff protection, schools, parks, libraries, or other public facilities within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in capacity problems related to fire protection, sheriff protection, schools, parks, libraries, or other public facilities. The General Plan EIR requires mitigation (PS-1, P-S-2, and P-S.3[1]) to reduce impact of development affecting fire protection services to less than significant. The General Plan EIR requires mitigation (PS-4[2]) to reduce impact of development affecting sheriff services to less than significant. The General Plan EIR indicates that existing regulations (SB 50) and standard conditions reduce impacts to less than significant.[3] The General Plan EIR indicates that existing regulations and standard conditions (Library Mitigation Fee) reduce impacts to less than significant.[4] The General Plan EIR indicates that existing regulations and standard conditions reduce impacts to less than significant.[5] Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

[1] County of Los Angeles 2035 General Plan Program EIR [pages 5.14-11 to 5.14-12]
[2] County of Los Angeles 2035 General Plan Program EIR [page 5.14-17]
[3] County of Los Angeles 2035 General Plan Program EIR [page 5.14-28]
[4] County of Los Angeles 2035 General Plan Program EIR [page 5.14-34]
[5] County of Los Angeles 2035 General Plan Program EIR [page 5.15-26]

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
c) Would the project interfere with regional open space connectivity?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. **Less Than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would increase the use of existing neighborhood and regional parks such that physical deterioration would occur or be accelerated. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under

CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including whether development would increase the use of existing neighborhood and regional parks such that physical deterioration would occur or be accelerated. Other amendments are procedural and would not result in increase the use of existing neighborhood and regional parks such that physical deterioration would occur or be accelerated.

The Project does not include any changes to zoning or development standards which may result in increase the use of existing neighborhood and regional parks such that physical deterioration would occur or be accelerated within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in increase the use of existing neighborhood and regional parks such that physical deterioration would occur or be accelerated. The Project implements General Plan policies and programs, and does not affect implementation of regulatory requirements and standard conditions, which requires dedication of parkland and/or payment of in-lieu fees prior to approval of final parcel or tract maps for residential projects.[6] Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

No Impact. The Project does not involve the development of any recreational facilities or require the construction or expansion of such facilities. No impact would result.

No Impact. The Project does not involve any development activity or the development of any recreational facilities with regional open space connectivity. No impact would result.

[6] County of Los Angeles 2035 General Plan Program EIR [page 5.15-26]

17. TRANSPORTATION/TRAFFIC

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☒
b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. **No Impact.** The Project, a regulatory document, does not involve any building activity. New development would be required to comply with all applicable County Code requirements for construction and access to the site. Individual projects would be reviewed by the Los Angeles County Public Works

Department to determine the specific access requirements applicable to the specific development and to ensure compliance with these requirements. This would ensure that new developments provide adequate access to and from the site. All future development would be required to comply with General Plan Goals and Policies, as well as General Plan EIR based on the consistency analysis. Therefore, no impact would result.

b. **Less than Significant Impact.** Pursuant to the Los Angeles County Metropolitan Transportation Authority Congestion Management Project (CMP), traffic impacts of individual development projects of potential regional significance must be analyzed. The CMP system is made up of a system of arterial roadways, freeways, and monitoring intersections in Los Angeles County. Any Project that meets the requirements of Statewide, regional, or area wide significance per CEQA Guidelines and as required by General Plan Mitigation Monitoring and Reporting Program measure T-6 must be analyzed.[7] The Project, a regulatory document, does not involve any building activity. New development would be subject to the CMP. Individual projects would be reviewed by the Los Angeles County Public Works Department to determine the specific access requirements applicable to the specific development and to ensure compliance with these requirements. Therefore, impacts would be less than significant.

c. **No Impact.** The two closest air facilities to the Project Area are the Bob Hope-Burbank Airport located approximately 10 miles to the west, and the El Monte Airport located approximately 9.5 miles to the southeast. The community is also served by regional airports, including the Los Angeles World Airport (LAX). The Project, a regulatory document, does not involve any building activity. No impact would result.

d. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would substantially increase hazards due to a design feature. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. New development standards require a minimum setback for walls, fences, and landscaping that serve the same purpose as a fence or wall, greater than three-and-one-half (3.5) feet. Where modifications to said development standards are proposed, additional development standards are imposed at a minimum to ensure that safety concerns with line of sight for pedestrians and vehicles is maintained. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

[7] County of Los Angeles 2035 General Plan Program EIR MMRP [pages 26 to 28]

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any substantial increase hazards due to a design feature. Other amendments are procedural and would not result in substantially increasing hazards due to a design feature.

The Project does not include any changes to zoning or development standards which may result in substantially increasing hazards due to a design feature within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in substantially increasing hazards due to a design feature. The Project incorporates development standards to offset any potential impact to substantially increasing hazards due to a design feature. Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

e. **No Impact.** The Project, a regulatory document, does not involve any building activity. New development would be required to comply with all applicable County Fire Code and ordinance requirements for construction and access to the site. Individual projects would be reviewed by the Los Angeles County Fire Department to determine the specific fire requirements applicable to the specific development and to ensure compliance with these requirements. This would ensure that new developments provide adequate emergency access to and from the site. No impact would result.

f. **No Impact.** The Project limits is served by two MTA bus routes (90, 91), which connect the community to the greater Los Angeles region via bus and rail services.[8] The Project has no direct affect on any local or regional policies involving support of alternative transportation. The regulatory document implements General Plan policies that support infill development and the use of alternative transportation modes. No impacts on alternative transportation policies would occur.

[8] Los Angeles County Metropolitan Transportation District (MTA). Bus and Rail System Map. Consulted on 04/27/2016. http://media.metro.net/riding_metro/maps/images/system_map.pdf

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	☐	☐	☒	☐
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	☐	☐	☒	☐
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

a, b, e. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed does not contain any provisions for development that would exceed wastewater treatment requirements, create water or wastewater capacity problems, or create energy utility capacity problems. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development that exceeds wastewater treatment requirements, creates water or wastewater capacity problems, or creates energy utility capacity problems. Other amendments are procedural and would not result in exceeding wastewater treatment requirements, creating water or wastewater capacity problems, or creating energy utility capacity problems.

The Project does not include any changes to zoning or development standards which may result in exceeding wastewater treatment requirements, creating water or wastewater capacity problems, or creating energy utility capacity problems within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in exceeding wastewater treatment requirements, creating water or wastewater capacity problems, or creating energy utility capacity problems. The Project implements General Plan policies and programs. The Project will not facilitate any substantial new development activity beyond that analyzed in the General Plan EIR. The Project limits are located in an urbanized area with an existing wastewater treatment drainage system in place. As such, wastewater treatment facilities are anticipated to be sufficient to accommodate the Project. New development projects are required to ensure project-specific and countywide wastewater systems have adequate capacity to accommodate new development upon implementation of regulatory and standard conditions of approval requirements.[9] Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

[9] County of Los Angles 2035 General Plan Final Program EIR. [page 5.17-17]

c. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would create drainage capacity problems. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development that creates drainage capacity problems. Other amendments are procedural and would not result in creating drainage capacity problems.

The Project does not include any changes to zoning or development standards which may result in creating drainage capacity problems within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in creating drainage capacity problems. The Project will not facilitate any substantial new development activity beyond that analyzed in the General Plan EIR. The Project limits are located in an urbanized area with an existing storm water treatment drainage system in place. As such, storm water treatment facilities are anticipated to be sufficient to accommodate the Project. New development Projects are required to ensure Project-specific and countywide storm water systems have adequate capacity to accommodate new development upon implementation of regulatory and standard conditions of approval requirements.[10] Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

d. **Less Than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions

[10] Ibid

for development that would create insufficient reliable water supply. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development with insufficient reliable water supply. Other amendments are procedural and would not result in insufficient reliable water supply.

The Project does not include any changes to zoning or development standards which may result in insufficient reliable water supply within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in insufficient reliable water supply. The Project implements General Plan policies and programs at a development level that does not exceed that which was analyzed in the General Plan EIR on infill sites. The Project site is not located in the Antelope Valley and Santa Clarita Valley Planning Areas. Review of future projects will continue to be carried out to ensure that the projects are consistent with all General Plan Policies. Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

f, g. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would be served by a landfill with sufficient capacity, and comply with all statutes and regulations related to solid waste. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space.

Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development served by a landfill with sufficient capacity, and in compliance with all statutes and regulations related to solid waste. Other amendments are procedural and would not result in a development served by a landfill with insufficient capacity, and out of compliance with all statutes and regulations related to solid waste.

The Project does not include any changes to zoning or development standards which may result in being served by a landfill with insufficient capacity, and out of compliance with all statutes and regulations related to solid waste within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in being served by a landfill with insufficient capacity, and out of compliance with all statutes and regulations related to solid waste. As indicated in the General Plan EIR, current regulatory requirements and standards of conditions of approval would reduce impact to solid waste to less than significant.[11] The Project will not facilitate any substantial new development activity beyond that analyzed in the General Plan EIR, and thus will not lead to any significant solid waste production beyond that previously indicated. Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

[11] County of Los Angeles 2035 General Plan Program EIR [page 5.17-60]

19. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☒	☐
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for building or development that has the potential to degrade the quality of the environment, substantially reduce habitat, cause a population to drop below self-sustaining levels, threaten to eliminate a community, or substantially reduce or restrict the range of a species. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted

within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development that has the potential to degrade the quality of the environment, substantially reduce habitat, cause a population to drop below self-sustaining levels, threaten to eliminate a community, or substantially reduce or restrict the range of a species. Other amendments are procedural and would not result in a development that has the potential to degrade the quality of the environment, substantially reduce habitat, cause a population to drop below self-sustaining levels, threaten to eliminate a community, or substantially reduce or restrict the range of a species.

The Project does not include any changes to zoning or development standards which has the potential to degrade the quality of the environment, substantially reduce habitat, cause a population to drop below self-sustaining levels, threaten to eliminate a community, or substantially reduce or restrict the range of a species within the Project Area. The Project does not contain proposals for development, building, or construction of any type which has the potential to degrade the quality of the environment, substantially reduce habitat, cause a population to drop below self-sustaining levels, threaten to eliminate a community, or substantially reduce or restrict the range of a species. . The Project Area is largely urbanized and contain relatively small areas of any forest, river, wildlife, or similar resources, which must be adhere to all current environmental regulations and are determined to have less than significant impacts to unique, rare, endangered, or threatened species. There are historic resources identified within the Project Area and are exempt from the CSD; therefore the Project will not affect regulations protecting historical or cultural resources. The results of the preceding analyses and discussions of responses to the entire Initial Study Checklist have determined that the Project would have a less than significant impact on sensitive biological resources, and would not result in significant impacts to historical, archaeological or paleontological.

b. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project

also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development that has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. Other amendments are procedural and would not result in a development that has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

The Project does not include any changes to zoning or development standards which has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals within the Project Area. The Project does not contain proposals for development, building, or construction of any type which has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. The Project is intended to provide regulations for future projects within the Project limits to follow in order to achieve the goals and polices of the General Plan. The Project would not result in any effects that would degrade the quality of the environment. The Altadena CSD update does not mandate any new development or directly initiate any development within the Altadena CSD area. Changes to the development standards and allowed uses would have a less than significant potential to degrade the quality of the environment, reduce animal habitats or affect plant or animal species within the Altadena CSD area, as the Altadena area is predominantly urban and almost completely built out. No development projects are associated with the Project. The results of the preceding analyses and discussions of responses to the entire Initial Study Checklist have determined that the Project would have a less than significant impact on achieving short-term environmental goals to the disadvantage of long-term environmental goals.

c. **Less Than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that has impacts that are individually limited, but cumulatively considerable. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related

to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

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The Project does not include any changes to zoning or development standards which has impacts that are individually limited, but cumulatively considerable within the Project Area. The Project does not contain proposals for development, building, or construction of any type which has impacts that are individually limited, but cumulatively considerable. Cumulative effects resulting from implementation of the County's goals and policies were evaluated in the General Plan Program EIR. The Project provides consistency between stated General Plan goals and policies aimed at minimizing negative environmental impacts over the long term. No General Plan policies would be changed or modified through adoption of the Project. Adoption and implementation of the Project would not create any significant impacts beyond those previously identified in the General Plan Program EIR. No development projects are associated with the Project. The results of the preceding analyses and discussions of responses to the entire Initial Study Checklist have determined that the Project would have a less than significant impact on impacts that are individually limited, but cumulatively considerable.

d. **Less Than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that has environmental effects which will cause substantial adverse impacts on humans. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development that has environmental effects which will cause substantial adverse impacts on humans. Other amendments are procedural and would not result in a development that has environmental effects which will cause substantial adverse impacts on humans.

The Project does not include any changes to zoning or development standards which has environmental effects which will cause substantial adverse impacts on humans within the Project Area. The Project does not contain proposals for development, building, or construction of any type which has environmental effects which will cause substantial adverse impacts on humans. The results of the preceding analyses and discussions of responses to the entire Initial Study Checklist have determined that the Project would have a less than significant impact on impacts with environmental effects which will cause substantial adverse impacts on humans.

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning – of the Los Angeles County Code related to the Altadena Community Standards District.

SECTION 1. Section 22.20.100 is hereby amended to read as follows:

…

-- Residences, senior citizen, subject to the conditions listed in Section 22.56.235.

~~-- Residences, single-family, in the Altadena Community Standards District, where the provisions of Section 22.44.127 cannot be met.~~

-- Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the state of California, in which no pupil is physically restrained, but excluding trade or commercial schools.

…

SECTION 2. Section 22.44.127 is hereby amended to read as follows:

22.44.127 Altadena Community Standards District

A. Intent and Purpose

The Altadena Community Standards District ("CSD") is established to ensure that new and expanded structures are compatible in size and scale with the characteristics of surrounding residential neighborhoods, protecting the light, air, and privacy of existing single-family residences from negative impacts <u>while providing</u>

certain flexibility within residential areas. The CSD is also established to revitalize commercial centers, improve the pedestrian nature of commercial streets, and to minimize the visual and environmental impacts of development in hillside management areas.

B. Definitions

The following terms are defined solely for this CSD.

1. **Bedroom**. Any habitable room or space with a closet which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking, or dining purposes.
2. **Driveway Zone.** The triangular areas created on both sides of a driveway by extending a line at a 45 degree angle from a point on the edge of the driveway 10 feet from the ultimate right-of-way line to a point on the edge of pavement or top of curb if present.
3. **Ridgelines.** The line formed by the meeting of the tops of sloping surfaces of land.
4. **Significant ridgelines.** Highly visible ridgelines that dominate the landscape.

~~B~~C. ~~Description of~~ District Map

The boundaries of ~~the District~~ this CSD are ~~coterminous with the boundaries of the Altadena Community Plan. The map of the District follows this Section.~~ shown on Map 22.44.127-A: Altadena CSD Boundary, at the end of this Section.

D. Applicability

(Reserved)

E. Application and Review Procedures

(Reserved)

~~C~~F. Community Wide Development Standards

1. **Landscaping.** Where landscaping is required by this CSD, it shall be maintained through regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.

2. **Hillside Management.**

a. ***Applicability.*** The provisions of this Subsection shall apply in hillside management areas, as defined in Section 22.08.080, except for:

i. Applications submitted to the Department ~~of Regional Planning~~ and deemed complete prior to the effective date of the ordinance ~~creating~~ establishing this Subsection, provided that plans submitted with the application depict all proposed grading and structures.

ii. Changes to applications approved by the Department ~~of Regional Planning~~ prior to the effective date of the ordinance ~~creating~~ establishing this Subsection, provided that such changes:

(A) Do not cumulatively increase the previously approved floor area or height of any structure by more than 10 percent; and

(B) Do not cumulatively increase the previously approved amount of grading to more than 2,500 total cubic yards of cut plus fill material.

iii. Applications to repair or reconstruct a damaged or destroyed structure that was legally established prior to the effective date of the ordinance ~~creating~~ establishing this Subsection.

b. ***Permits Required.***

i. Minor Conditional Use Permit. A Minor Conditional Use Permit, as provided in Section 22.56.085 shall be required for any development that is not otherwise subject to a Conditional Use Permit pursuant to Section 22.56.215~~7~~ (Hillside Management Areas), except for:

(A) Additions to a structure that was legally established prior to the effective date of the ordinance creating this Subsection;

(B) New accessory structures; and

(C) Development designed so that all areas with a natural slope of 25 percent or greater remain in a natural state.

~~ii. Applications for a minor conditional use permit shall include the information required by Section 22.56.215.D and shall substantiate the burden of proof required by Sections 22.156.090, 22.56.21.F.1.a, and 22.56.215.F.1.b.~~

~~c. ***Grading.***~~

ii. Conditional Use Permit. A Conditional Use Permit, as provided in Part 1 of Chapter 22.56, shall be required for any grading on a lot ~~or parcel of land~~ that cumulatively exceeds 2,500 total cubic yards

of total cut plus total fill material, excluding any grading approved prior to the effective date of the ordinance ~~creating~~ establishing this Subsection.

c. **Development Standards**.

i. Any application for grading involving the off-site transport of 1,000 or more cubic yards of material, shall include a haul route, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.

ii. Any grading occurring during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, shall be subject to the requirements deemed necessary by the Department of Public Works to prevent runoff and erosion.

iii. Additional Development Standards for Conditional Use Permits. In addition to the development standards in this subsection and for a Conditional Use Permit pursuant to Section 22.56.217, the development shall comply with Table 22.44.127-A, below, where applicable:

TABLE 22.44.127-A:HILLSIDE DESIGN DEVELOPMENT STANDARDS	
Grading and Topography	• Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures. • Terracing and retention walls, if unshielded by landscaping and visible from downslope, are designed with varied gradients and curvilinear shapes that mimic or blend into surrounding contours.
Views and Screening	• Structures, retention walls, and graded areas are screened by landscaping and vegetation. • Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope.
Surfaces and Reflectance	• Structures incorporate articulated surface faces instead of flat blank walls. • Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less.
Landscaping	• Where new tree planting occurs, new trees blend with surrounding vegetation.
Trails	• Existing trail right-of-ways or trail heads within the project, dedicated to the County as of the effective date of the ordinance establishing this Subsection B, are improved if necessary to ensure their ongoing use.

~~ii~~d. ***Additional Findings for Conditional Use Permits***. ~~In approving a conditional use permit for grading, the Hearing Officer or Regional Planning Commission shall make the following findings in addition to those required by Section 22.56.090:~~ In addition to the findings required under Section 22.56.090 and Section 22.56.217 (Hillside

Management Areas), the Hearing Officer shall approve a conditional use permit where the information submitted by the applicant and/or presented at public hearing substantiates that the project complies with the additional development standards in this Section. ~~following findings in addition to those required by Section 22.158.050.B (Findings)~~:

~~(A) The grading is designed to minimize disturbance to the natural hillside by clustering building pads and structures near existing paved streets, on areas with the flattest terrain, or on areas with the least visual impact; and~~

~~(B) The overall development minimizes visual and environmental impacts to the surrounding area. In making this finding, the Hearing Officer ore Regional Planning Commission shall require projects to comply with the following development standards regarding hillside design, where they apply to the project:~~

~~***Grading and Topography***~~	~~• Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures.~~ ~~• Terracing and retention walls, if unshielded by landscaping and visible from downslope, are designed with varied gradients and curvilinear shapes that mimic or blend into surrounding contours.~~
~~***Views and Screening***~~	~~• Structures, retention walls, and graded areas are screened by landscaping and vegetation.~~ ~~• Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope.~~
~~***Surfaces and Reflectance***~~	~~• Structures incorporate articulated surface faces instead of flat blank walls.~~ ~~• Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less.~~
~~***Landscaping***~~	~~• Where new tree planting occurs, new trees blend with surrounding vegetation.~~
~~***Trails***~~	~~• Existing trail right-of-ways or trail heads within the project, dedicated to the County as of the effective date of the ordinance establishing this Subsection B, are improved if necessary to ensure their ongoing use.~~

~~In addition to these required design standards,~~ The Hearing Officer ~~or Regional Planning Commission~~ may require that the applicant incorporate additional design standards which would further the purpose of this CSD in minimizing the visual and environmental impacts of development in hillside management areas. Such standards may include, but are not limited to, requiring that visible topsoils used as grading fill match the color and texture of rocks and soils naturally occurring on site, requiring that project structures use matte or rough surfacing to diminish reflectances,

requiring that stands of native vegetation are preserved or expanded, and requiring that mature trees are preserved.

~~iii. Any application for grading involving the off-site transport of 1,000 or more cubic yards of material, shall include a haul route for review and approval by the Department.~~

~~iv. Any grading occurring during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, shall be subject to mitigation measures deemed necessary by the Department of Public Works to prevent runoff and erosion.~~

~~d~~3. **Significant Ridgeline Protection.** ~~R~~idgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are highly visible ridgelines that dominate the landscape. The locations of the significant ridgelines within the CSD are shown on the map following this Section.

a. The locations of the significant ridgelines within this CSD are shown on Figure 22.44.127B: Significant Ridgelines, at the end of this Section.

~~i~~b. The highest point of any structure shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, ~~roof-mounted solar panels~~ structure-mounted small scale solar energy systems, and small-scale wind energy ~~conversion~~ systems.

~~ii. Any modification to the standards set forth in subsection 2.d.i. shall require a conditional use permit, pursuant to Part 1 of Chapter 22.56. In approving such conditional use permit, the Hearing Officer or Regional Planning Commission shall make the following findings in addition to those required by Section 22.56.090:~~

~~(A) Alternative sites within the project site have been considered and rejected due to the presence of documented hazards or the potential for greater damage to biota, as determined by a biologist; and~~

~~(B) The overall development is designed to comply with the development standards provide in subsection C.2.c.ii.b.~~

4. **Historic Preservation**.

a. ***Significant Properties***. The following structures may be of historic or architectural significance:

i. 1849-1879 Lake Avenue: Saint Elizabeth's Catholic Church. Map Book 5848, page 1, Parcels 8, 10, 11 and 15. Map 1 Altadena, all of Lot 30;

ii. 2184 Lake Avenue: Eliot School. Map 5845, page 9, Lots 1—14 of Lake Avenue Heights, and Lot 900, a portion of Grogan Tract;

iii. 2245 Lake Avenue: Pacific Electric Railway Substation No. 8. Map Book 5845, page 21, Parcel 35. Map 1 Altadena, portions of Lot 8 and Lot 9;

iv. 2366 Lake Avenue: Altadena Library. Map Book 5845, page 5, Parcel 32. Tract No. 7832, Lots 66, 67, 68 and 69; and

v. 2455 Lake Avenue, 835—875 Mariposa Street and 2520 and 2526 El Molino Avenue: Woodbury Building. Map Book 5845, page 17, Parcels 10 and 14. Map 1 Altadena, portions of Lots 3 and 4.

b. ***Alteration***. Any expansion, addition, alteration or demolition of the structures listed in subsection 4.a above, is subject to the provisions of this Altadena CSD. Notice of application shall be sent to Altadena Heritage thirty (30) days prior to any action.

c. ***Designated Landmarks and Historic Districts***. Notwithstanding the provisions herein, any building or structure designated as a landmark or within a historic district shall be regulated under Part 28 of Chapter 22.52 (Historic Preservation Ordinance).

~~D~~G. Zone Specific Development Standards

1. **Zone R-1.**

a. ***Yard Requirements ~~and Height Limits.~~***

i. Except as provided below, Section 22.20.120 (Yard Requirements) relating to yards shall remain applicable. Except as established in Part 5 of Chapter 22.44 (Setback Districts), the provisions of this CSD shall supersede the provisions of Section 22.20.120 as follows, as noted in Table 22.44.127-B:~~The standards for yards and heights shall be based on the size of the lot or parcel as noted in the following table, except as specified in subsections Diaii through Diavi:~~

TABLE 22.44.127-B: YARD REQUIREMENTS					
Lot Size (net square feet)	**Minimum Yard Dimensions (linear feet): Front**	**Minimum Yard Dimensions (linear feet): ~~Back~~ Rear**	**Minimum Yard Dimensions (linear feet): Side Interior and Corner**	**Minimum Yard Dimensions (linear feet): Side Reverse Corner**	**~~Maximum Height (linear feet):~~**
~~40,000+~~	~~20~~	~~35~~	~~5~~	~~10~~	~~35~~
~~39,999~~ ≥20,000	Smallest front yard on same block (min. 20)	35	10 percent of average lot width (min. 5)	10 percent of average lot width (min. 10)	~~35~~
<20,000 ~~13,000-19,999~~	Smallest front yard on same block (min. 20)	25	10 percent of average lot width (min. 5)	10 percent of average lot width (min. 10)	~~30~~
~~<13,000~~	~~20~~	~~25~~	~~5~~	~~10~~	~~30~~
~~Flag lots <7,500~~	~~10~~	~~10~~	~~10~~	~~10~~	~~30~~

ii. The front yard shall not be less than the smallest front yard of a legally established residence ~~average depth of all of the front yards~~ on the same side of the street on the same block, but in no case less than 20 feet, as illustrated in Figure 22.44.127-C~~. A vacant lot shall not be included in the computation for this purpose.~~

~~iii. Each side yard shall not be less than 10 percent of the average width of the lot, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards.~~

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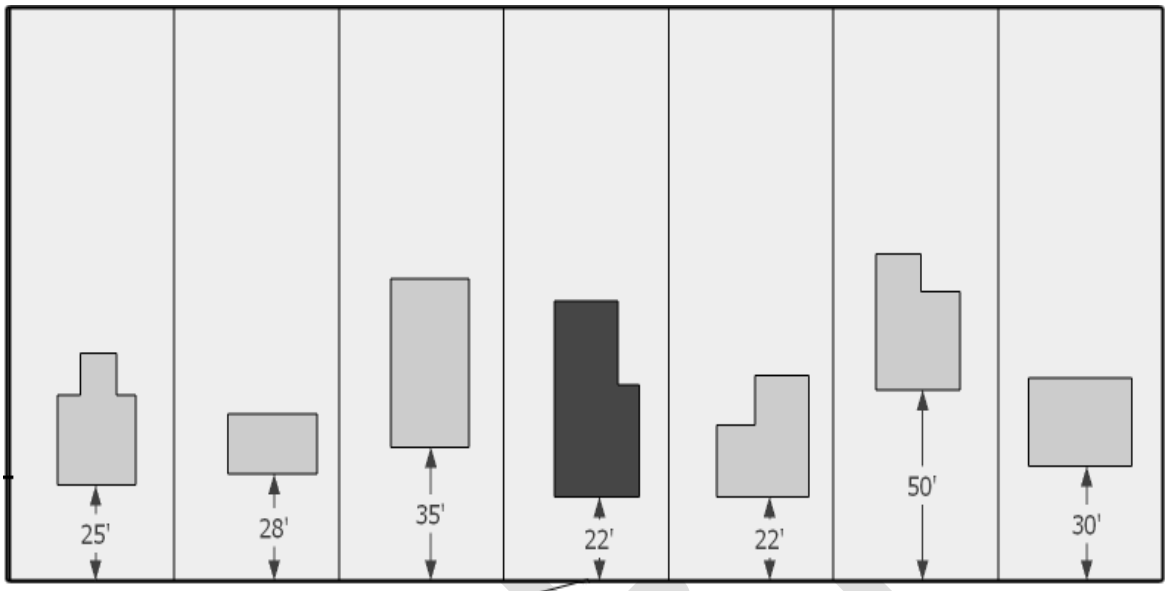
Figure 22.44.127-C: Minimum Front Yard Setbacks



iiiv. ~~Each required yard shall not be less than 15 feet where any portion of a residence or other structure within that yard exceeds 23 feet in height.~~ Except as provided in Section 22.48.120 (Projections into Yards), no portion of any structure shall exceed 23 feet in height where located within 15 feet of any property line.

~~v. Where fill material has been placed on a lot or parcel after such lot was legally created, height shall be measured from the previously existing grade.~~

~~vi. The maximum number of stories above grade shall be two. A "basement" as defined in Section 22.08.020,B, shall be considered a story above grade, while a "cellar" as defined in Section 22.08.030,C, shall not be considered a story above grade.~~

b. ***Height Limits.***

i. Except as provided below, Section 22.20.110 (Height Limits) shall remain applicable. The provisions of this CSD shall supersede the provisions of Chapter 22.20.110 as follows, as noted in Table 22.44.127-C:

TABLE 22.44.127-C: HEIGHT LIMITS	
Lot (net square feet)	Maximum Height (linear feet):
≥ 20,000	35
<20,000	30
Flag Lots	30

ii. Where fill material has been placed on a lot after such lot was legally created, height shall be measured from the previously existing grade. Where material has been cut on a lot after such lot was legally created, height shall be measured from the grade that results from such cut.

iii. The maximum number of stories above grade shall be two. A "basement" as defined in Section 22.08.020, B, shall be considered a story above grade, while a "cellar" as defined in Section 22.08.030, C, shall not be considered a story above grade.

c. ***Fences and Walls.***

i. Maximum Height. Except as provided herein, Section 22.48.160 (Fences and Walls) relating to fences and walls shall remain applicable. Notwithstanding subsection G of Section 22.48.160, the height of a fence or wall shall be measured inclusive of any architectural feature, fixture, or support element attached to or part of said fence or wall.

ii. Front Yards.

(A) Fences and Walls.

(1) Fences and walls located within a required front yard and a minimum distance of 10 feet from the ultimate right-of-way line, shall not exceed six feet in height.

(2) Fences and walls located within a required front yard and closer than 10 feet to the ultimate right-of-way line shall comply with the height requirements pursuant to subsection A of Section 22.48.160.

(B) Hedges and Landscaping. Where hedges and landscaping are located within a required front yard and form a barrier serving the same purpose as a fence or wall, the provisions of this subsection G.1.c.ii.(A) shall apply.

iii. Corner Side Yards. Fences, walls, and hedges and landscaping within a required corner side yard shall comply with the provisions of subsection B of Section 22.48.160.

iv. Location. Notwithstanding the provisions of this CSD, any fence, wall, hedges or landscaping shall comply with Section 22.48.115, Section 22.48.150, and Chapter 16 (General Regulations) of Title 16 (Highways) of the County Code.

v. Materials. All portions of new or replacement fences and walls in required yards shall be constructed of stone, brick, rock, block, concrete, wood, stucco, tubular steel, wrought iron, vinyl or a combination thereof. Chain link fencing may only be used where covered and visually obscured with plant material.

vi. Applicability.

(A) All new fences, walls, hedges and landscaping shall comply as of the effective date of this ordinance that added subsection G.1.c to this CSD.

(B) Any existing fence, wall, hedge or landscaping that does not comply must be removed or made to comply, within five years of the effective date of this ordinance that added subsection G.1.c to this CSD. An approved site plan shall be considered proof of compliance.

~~b~~d. ***Gross Structural Area and Lot Coverage.***

i. The gross structural area (GSA) of a residence includes the total floor area of all enclosed areas, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles. Lot coverage shall include all structures erected on the property.

ii. The maximum GSA or lot coverage shall be determined by the following formula:

GSA or Lot Coverage = (.25 x net lot area) + 1,000 square feet

iii. In no event shall the maximum GSA or maximum lot coverage exceed 9,000 square feet.

~~c~~e. ***Parking.***

i. Except as provided below, Part 11 of Chapter 22.52 (Parking), including required onsite parking together with a maneuvering area (maneuvering aisle) and driveway, shall remain applicable. The provisions of this CSD shall supersede the provisions of Section

22.52.1180 as follows, as noted in Table 22.44.127-D: ~~Each residence shall provide on-site the required number of vehicle parking spaces, together with a maneuvering area and driveway, as follows:~~

TABLE 22.44.127-D: RESIDENTIAL PARKING	
Number of Bedrooms	***Number of Parking Spaces***
1 to 4	2
5 or 6	3
7 or more	4 (plus 1 space for every 2 additional bedrooms)

ii. Where ~~more than two~~ three or more parking spaces are required, per Table 22.44.127-D, above, such spaces may be uncovered and developed in tandem.

~~iii. "Bedroom" means any habitable room or space with a closet which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking or dining purposes.~~

~~d. Except as provided below, all sections of Part 2 of Chapter 22.48 relating to yards shall remain applicable. The provisions of this Community Standards District shall supersede the provisions of Part 2 of Chapter 22.48 as follows:~~

~~i. The flag lot yard provisions of Section 22.48.050 are hereby modified and not applicable to yards of 7,500 square feet or greater;~~

~~ii. The front yard provisions of Section 22.48.060, 22.48.070, and 22.48.080, are hereby modified by the provisions of subsection D.1.a.ii;~~

~~iii. The side yard provisions of Sections 22.48.090 and 22.48.100 are hereby modified by the provisions of subsection D.1.a.iii;~~

~~iv. The accessory building provisions of subsections A and D of Section 22.48.140 shall not be applicable; and~~

~~v. The yard modification provisions of Section 22.48.180 shall not be applicable.~~

~~e~~f. The provisions of this Community Standards District do not supersede ~~the nonconforming use provisions of~~ Part 10 of Chapter 22.56, (Nonconforming Uses, Buildings and Structures), except that: ~~as provided below:~~

~~i.~~ Section 22.56.1510.G. (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards) relating to repair of damage shall be superseded by the following provisions: any single-family residence building or structure nonconforming due to use and/or standards which is damaged or destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 per cent of the total market value of the building or structure as determined by the methods set forth in Section 22.56.1510.G.1.a and b.

g. ***Home-Based Occupations.*** Except as provided below, Section 22.22.020 (Home-Based Occupations-Regulations) relating to home-based occupations shall remain applicable.

i. Number of Home-Based Occupations. A maximum of two home-based occupations is permitted per property, where no more than one client visit or one client vehicle per hour per property shall be permitted.

ii. Number of Employees. No more than two persons not residing on the property may be employed, either for pay or as a volunteer, to work on the property as part of a home-based occupation, for a maximum total of two non-resident employees per property.

iii. Notwithstanding the prohibitions in subsection B of Section 22.20.020, the following home-based occupations may be permitted:

-- Photography laboratories, digital, where:

(1) Any non-digital photography or film laboratory activities or materials, other than for occupant's own use, shall be prohibited; and

(2) All processing operations of the home-based occupation activity shall be conducted in an approved indoor space.

-- Picture framing, where:

(1) Only assembly of finished wood or other finished products shall be permitted;

(2) All paints, stains and varnishes shall be used in a properly-ventilated area, and shall cause no odors or toxic chemicals to be detected beyond the property; and

(3) All home-based occupation activity must be conducted in an approved indoor space.

-- Seamstress or tailor, where:

(1) A maximum of four sewing machines shall be permitted for the home-based occupation;

(2) Such sewing machine shall be non-commercial, non-industrial and domestic only; and

(3) All home-based occupation activity shall be conducted in an approved indoor space.

h. ***Bed and Breakfast Establishments.*** If a Conditional Use Permit (Section 22.56.010) application has first been approved, property in Zone R-1 may be used for a bed and breakfast establishment with three or more rooms made available for guests, if the Commission or Hearing Officer additionally finds that the facility will not have a disruptive effect on the neighborhood. In addition to the conditions imposed pursuant to Section 22.56.100 (Permit - Additional Conditions Imposed When), the Commission or Hearing Officer may modify any of the prescribed development standards, below:

i. The property shall have an area of not less than 10,000 square feet;

ii. The facility shall be operated and maintained by the owner or lessee of the property, and it shall constitute the primary residence of the owner or lessee;

iii. All guest rooms shall be located within the primary residence;

iv. Stays for any paying guests shall not exceed 14 consecutive days, and shall be not more than 30 days for such guest in any calendar year;

v. Kitchens and other cooking facilities shall be prohibited in any guest room within the establishment;

vi. There shall be one onsite parking space, which may be uncovered, served by all-weather access, for each guest room available for paying guests;

vii. The serving or consumption of food or beverages, including any alcoholic beverages, shall be restricted to residents and guests of the facility. No restaurant or similar activity that is open to the general public, shall be permitted;

viii. Any use of the establishment for commercial special events shall be specifically authorized by a Conditional Use Permit; and

ix. One wall-mounted or freestanding sign shall be permitted, provided that such sign does not exceed four square feet in sign area or eight square feet in total sign area, and does not exceed a height of 42 inches measured vertically from ground level at the base of the sign.

~~f. Modification Procedure. The standards contained in this section may only be modified if a conditional use permit has first been approved as provided in Part 1 of Chapter 22.56 and while such permit is in full force and effect in conformity with the conditions of such permit.~~

2. **Zone R-2.**

a. ***Height Limits.***

i. Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.

ii. On lots ~~or parcels of land~~ with a size of 20,000 square feet or less, the maximum height of any structure shall be 30 feet.

b. ***Front Yards.*** At least 50 percent of any required front yard shall be landscaped.

c. ***Building Design.***

i. Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features ~~deemed appropriate by the Director~~.

ii. The floor area of any story above the first story shall be at least 20 percent less than the floor area of the first story and the reduced footprint of such story shall be set back from the side and/or rear of the first story's structure, but not from the front of the first story's structure. Attached garages and other attached non-living areas shall be included in computing the floor area of the first story.

d. ***Bed and Breakfast Establishments.*** If a Conditional Use Permit (Section 22.56.010) application has first been approved, property in Zone R-2 may be used for a bed and breakfast establishment pursuant to subsection G.1.h of this Section.

~~d. Modification of Development Standards.~~

i. The director may permit modifications to the development standards set forth in subsections D.2.a and D.2.b provided that an applicant demonstrates to the satisfaction of the director all of the following:

(A) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships;

(B) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to the other properties within the area governed by the Community Standards District; and

(C) That granting the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this Community Standards District or the Altadena Community Plan.

ii. Application. The procedure for filing a request for modification shall be the same as that for director's review as set forth in Part 12 of Chapter 22.56, except that the applicant shall also submit:

(A) A list, certified to be corrected correct by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property, and as owning property within 500 feet from the exterior boundaries of the subject property;

(B) Two sets of gummed mailing labels for the property owners referenced above with the property owners' names and addresses, and one photocopy of the labels;

(C) A map drawn to a scale of 1" = 100' indicating the location and owners of all such properties; and

(D) A filing fee, as set forth in Section 22.60.100, equal to that required for a Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.

iii. Notice. Not less than 30 calendar days prior to the date an action is taken, the director shall send a notice by certified mail of the pending application to the Altadena Town Council and the property owners on the list provided by the applicant

pursuant to subsection d.ii.A, indicating that the town council or any such property owner may oppose the granting of such modification by filing with the director a written protest described in subsection d.iv, within 14 calendar days from the date of the notice.

iv. Written protests. Written protests will be accepted only from those persons notified pursuant to subsection d.iii, and shall demonstrate how the application for a modification fails to meet the burden of proof in subsection d.i, and Section 22.56.1690. Those written protests submitted by different co-owners of the same lot or parcel of land shall be deemed one written protest; those written protests submitted by different members of the Altadena Town Council on behalf of the town council shall also be deemed one written protest.

v. Decision.

(A) The director shall approve an application for a modification where not more than two written protests are received pursuant to subsection d.iv, where the application complies with Section 22.56.1690, and where the director determines that the application has satisfactorily demonstrated the matters required by subsection d.i. If the director approves the application, the director shall send notice by certified mail to the applicant, the town council, and all of the property owners identified in subsection d.ii.A.

(B) If three or more written protests are received pursuant to subsection d.iv, or the director determines that the application does not comply with Section 22.56.1690, or the application has not satisfactorily demonstrated the matters required by subsection d.i, the application shall be denied. If the director denies the application for any reason, including the reason that three or more written protests have been received, the director shall send notice of the decision by certified mail to the applicant, the Altadena Town Council, and the property owners identified in subsection d.ii.A. The notice shall indicate that the applicant may file an appeal within 14 calendar days of the date on the notice with a request for a public hearing before the hearing officer.

vi. Appeal. If the applicant files an appeal, the appeal shall be scheduled for a public hearing before a hearing officer. The

~~applicant shall pay the additional fee for a public hearing set forth in Section 22.60.100 under Site Plan Review, Director's Review for Modification of Development Standards in a Community Standards District. All procedures related to the appeal and the public hearing shall be the same as those for a conditional use permit, except as set forth in subsection d.vii.~~

~~vii. Hearing officer decision. The hearing officer shall approve or deny the application pursuant to the principles and standards of Section 22.56.090. The decision of the hearing officer shall become effective on the date of the decision and shall not be subject to further administrative appeal.~~

3. **Zone R-3.**

   a. ***Height Limits.*** Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.

   b. ***Interior Side Yards.***

      i. Any required interior side yard that adjoins a single-family or two-family residentially-zoned lot shall be landscaped, which landscaping shall include shrubbery and/or trees to shield the adjoining property.

      ii. No driveway, walkway, patio slab, or other area constructed of concrete, asphalt, or similar material shall be permitted in any required interior side yard that adjoins a single-family or two-family residentially-zoned ~~parcel~~ lot.

      iii. No uncovered porch, platform, landing, deck, or balcony may project into a required interior side yard that adjoins a single-family or two-family residentially-zoned ~~parcel~~ lot.

   c. ***Rear Yards.*** Rear yards that adjoin a single-family or two-family residentially-zoned ~~parcel~~ lot, shall include a landscaped area with a minimum depth of 10 feet measured from the rear property line. Such landscaped area shall include shrubbery and/or trees to shield the adjoining property. At least one tree, with a minimum size of 15 gallons, shall be provided for every 250 square feet of landscaped area.

   d. ***Building Design.*** Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets,

mansards, or other design features ~~deemed appropriate by the Director~~.

e. ***Structure Height and Setback.*** For structures exceeding 25 feet in height that are located on a lot adjoining a single-family or two-family residentially-zoned ~~parcel~~ lot:

   i. The maximum height of the structure at the inside boundary of the interior side yard adjoining the single-family or two-family residentially-zoned ~~parcel~~ lot shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said interior side yard for every two feet in height; and

   ii. The maximum height of the structure at the inside boundary of the rear yard adjoining the single-family or two-family residentially-zoned ~~parcel~~ lot shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said rear yard for every foot in height.

f. ***Residentially Zoned Property Outside Unincorporated Territory.*** For purposes of Subsections G.3.b through G.3.e, above, all requirements related to a structure and/or property adjoining a single-family or two-family residentially-zoned ~~parcel~~ lot shall apply to such structure and/or property regardless of whether or not the single-family or two-family residentially-zoned ~~parcel~~ lot is located within incorporated or unincorporated territory.

~~g. Modification of Development Standards. The director may permit modifications to the development standards set forth in subsections D.3.a through D.3.e, pursuant to the provisions set forth in subsection D.2.d.~~

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4. **All Commercial Zones.**

a. ***Permitted Uses***.

i. Drive-through Facilities. Drive-through facilities shall be permitted as follows:

(A) Where located on a lot that adjoins a residentially zoned lot, if a Conditional Use Permit (Section 22.56.010) application has first been approved, a drive-through facility may be permitted. In addition to the conditions imposed pursuant to Section 22.56.100 (Permit - Additional Conditions Imposed When), the Commission or Hearing Officer may modify any of the prescribed development standards, below:

(1) A cleanup plan shall be submitted as part of the application;

(2) The location of the drive-through area, including cashier microphone, speakers and drive-through lane, shall be at least 20 feet from the adjacent residentially zoned lot;

(3) Hours of operation for the drive-through shall be no earlier than 6:00 a.m. and no later than 12:00 a.m.; and

(4) A buffer, which may include a solid wall, shall be depicted on the site plan, and provided to reduce noise trespass from the drive-through.

(B) Where located on a lot that does not adjoin a residentially zoned lot, if an application for a Site Plan Review for Modification of Development Standards in a Community Standards District, except transit oriented districts, has first been approved, along with a clean up plan, a drive-through facility may be established to operate 24 hours.

ii. Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. In addition to the standards for outdoor dining (Section 22.28.070), restaurants and other eating establishments, including food take-out, may have outdoor dining where:

(A) Outdoor dining is established as accessory to the restaurant or other eating establishment; and

(B) Automobile parking is provided in accordance with Part 11 of Chapter 22.52 (Parking), except as modified in subsection G.4.b.i for outdoor dining.

iii. Auto Repair Uses. Where auto repair uses are permitted as a primary or incidental use, the following development standards shall apply:

(A) Any auto repair use shall comply with Section 22.28.190;

(B) There shall be no more than three service bays; and

(C) Any required customer parking area shall not be used to store vehicles for repair.

b. ***Development Standards***.

i. Parking. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52 (Vehicle Parking Space), except that the following requirements shall apply:

(A) Retail, or Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. Automobile parking shall comply with Table 22.44.127-E, below, where applicable:

TABLE 22.44.127-E: VEHICLE PARKING FOR RETAIL, OR RESTAURANT OR OTHER EATING ESTABLISHMENT USES

Lot Size (net square feet)[1]	**New Construction and Additions**	**Existing Buildings[2]**			
		New Use	Intensification or Expansion of Use, where no increase in building gross floor area occurs	Intensification or Expansion of Use, where increase in building gross floor area occurs	With Outdoor Dining or Sidewalk Dining
<2,500	None[3]	None[3]			
2,500-5,000	30% reduction of that required under Part 11 of Chapter 22.52	30% reduction of that required at time building was constructed	None[3]	30% reduction of that required for increased gross floor area, including landscaping, bicycle parking and loading spaces	30% reduction of that required for outdoor dining or sidewalk dining area under Part 11 of Chapter 22.52[4]
>5,000	That required under Part 11 of Chapter 22.52	That required at time building was constructed	None[3]	That required for increased gross floor area, including landscaping, bicycle parking and loading spaces	30% reduction of that required for outdoor dining or sidewalk dining area under Part 11 of Chapter 22.52[4]

[1] Legal nonconforming lots
[2] Constructed prior to September 22, 1970
[3] Except as required for persons with disabilities
[4] One space per three persons based on occupancy load of outdoor dining or sidewalk dining area

(B) Location of Parking Areas. When a site plan has first been approved, off-site or shared parking arrangements may be provided to meet required parking for commercial uses, provided that the following are met. In the event the applicant does not or cannot comply with the following after notice of approval of the Ministerial Site Plan Review with Notice, or CSD Modification has been delivered, approval of parking areas shall be revoked, and parking areas shall be provided in accordance with Chapter 22.112 (Parking).

(1) Such off-site or shared parking facility shall be located within 1,320 feet (1/4 mile) from any entrance of the use to which they are provided;

(2) Such off-site or shared parking facility is located on a lot where parking is permitted;

(3) Such area shall be clearly marked as being made available for parking for the subject use(s); and

(4) The applicant:

(a) Is the owner of the lot where such off-site or shared parking facility is located; or

(b) Has control of such off-site or shared parking facility through leasing or other arrangement for a specified term, and in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces. Such leasing or other arrangement shall contain other guarantees assuring continued availability of the spaces.

ii. Height. Except in the Lake Avenue Mixed Use Center Area, the maximum height shall be 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent.

iii. Floor Area Ratio. Except in the C-M zone, M-1 zone and the Lake Avenue Mixed Use Center Area, the total gross floor area of a lot shall not exceed 1.8 times the total net area of such lot.

iv. Signage. Signage shall be provided in accordance with Part 10 of Chapter 22.52 (Signage), except as specified below. The sign regulations contained herein shall not affect existing signs which were legally established according to this Title 22. New signs or proposed changes to existing signs, including size, shape, colors,

lettering, and location, shall conform to the following provisions specified herein.

(A) Wall Business Signs. Except as otherwise regulated in Section 22.52.880 (Wall Business Signs), wall business signs shall comply with the following:

(1) The wall business sign shall be mounted flush and affixed securely to a building wall and may project a maximum of 12 inches from the building wall or permanent roofed structure to which they are mounted.

(2) The wall business sign may not extend above the roofline and may only extend into the right-of-way to the extent of the building face or the highest soffit line of the building.

(3) Each business in a building may be permitted a maximum of one wall-mounted sign. Businesses with more than one frontage or entry may have one sign for each frontage or entry.

(4) Each ground-floor business establishment fronting on or oriented toward one or more public street, highway or parkway shall be permitted as follows:

(a) Where the public right-of-way has a minimum width of 80 feet, a maximum of one square foot of wall sign area for each linear foot of building frontage.

(b) Where the public right-of-way has a width of less than 80 feet, a maximum of one-half square foot of wall sign area for each linear foot of building frontage.

(5) Where a ground floor business establishment fronts a parking lot hidden from the street, alley, open mall, landscaped open space, or other public way, the exterior building wall facing such parking lot, alley, open mall, landscaped open space, or other public way shall be considered a building frontage for purposes of computing the sign's permitted sign area.

(B) Freestanding Signs. Except as provided below, Section 22.52.890 (Roof and Freestanding Signs) relating to freestanding signs shall remain applicable. On lots with 100 feet or more of street frontage, freestanding business signs with a solid base that rests directly on the ground may be permitted, provided:

(1) Said sign shall not exceed five feet in height as measured vertically from ground level to the top of the sign; and

(2) Said sign shall not exceed 40 square feet of sign area.

(C) Projecting Signs. One projecting business sign shall be permitted per building frontage for the same business. The area of the projecting sign faces shall be subtracted from the total allowable signage area.

(D) Window Signs.

(1) Window signs shall be displayed only on the interior of windows or door windows of ground-floor or second-floor businesses.

(2) Maximum area shall not exceed 25 percent per transparent glass area of the window (total window area visible from the exterior of the building).

(E) Awning Signs. Awning signs, which are considered the same as a projecting sign for purposes of regulation, shall comply with the following:

(1) The maximum area of awning signs, which are allowed in addition to business wall signage, shall not exceed 20 percent of the exterior surface of each awning for the ground floor and the second floor level.

(2) Awning signs shall not be permitted above the second floor level.

(3) Maximum letter height for awning signs shall not exceed 10 inches.

(F) Building Tenant Information/Identification Signs.

(1) Multitenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance;

(2) Each tenant is allowed a maximum of two square feet of signage per directory, in addition to wall signage.

(3) New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each.

(4) All existing built-in signs (permanent signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Marquees and canopies shall not be considered to be built-in signs.

(5) Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building and in good repair are exempt from these sign provisions.

(6) The height and placement of signs shall be similar for each business or storefront.

(7) With the exception of company logos, signage colors used by individual businesses shall be harmonious with the building exterior.

(G) Prohibited Signs:

(1) Flashing, animated or audible signs, except marquee signs which display time and temperature;

(2) Signs which rotate, move, or simulate motion;

(3) Signs with exposed bracing, guy wires, conduits, or similar devices;

(4) Roof signs (any sign erected and maintained upon or over the roof of any building);

(5) Outdoor advertising signs (billboards); and

(6) Box signs.

(H) Size. Maximum height of letters shall be restricted to 18 inches.

(I) Sign Design.

(1) With the exception of company logos, sign colors shall be harmonious with the building color scheme and storefront.

(2) With the exception of company logos, lettering styles shall be harmonious with each storefront in a single building.

(J) Sign Maintenance. All signs in a state of disrepair shall be repaired so as to be consistent with the standards of this section, or removed within 30 days from receipt of notification that a state of disrepair exists.

v. Design Standards. Proposed improvements, renovations of existing buildings, and changes to buildings shall conform to the following design standards.

(A) Materials, Colors, and Equipment.

(1) Any building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades.

(2) Neon Colors. The use of neon colors shall be limited to architectural accent features and not exceed 20 percent of a building frontage surface.

(3) Concrete Masonry Unit (CMU) walls shall be constructed in such a manner as to not permit the CMU blocks to be visible to pedestrians.

(B) Awnings. Awnings shall be architecturally compatible with the related buildings in regards to color and style.

(C) Mechanical Equipment

(1) Individual air conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.

(2) Storefront air conditioning units shall be neutral in appearance and not project outward from the facade. The housing color must be compatible with the colors of the storefront.

(3) Mechanical equipment located on roofs shall be screened by parapet walls or architectural features so that the equipment will not be visible from normal public view at a maximum of 300 feet away.

(D) Security.

(1) Chain-link, barbed and concertina wire fences are prohibited.

(2) All security bars or grilles shall be installed on the inside of the building.

(3) Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited.

(4) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the

building when not in use (during business hours) or grilles which can be concealed in the architectural elements of the building.

vi. Buffers. Whenever a parking lot or commercial structure is adjacent to a residentially-zoned side yard or rear yard, the following development standards shall apply:

(A) Landscaping. A five foot landscaped buffer shall be provided.

(B) Daylight Plane. A 45 degree plane shall be required for new construction. The daylight plane shall extend from a six foot height at the edge of the required landscaping setback.

(C) Lighting. Fully shielded fixtures shall be used for exterior lighting so as to prevent light trespass to adjacent residential uses. Perimeter luminaries shall be located five feet from the adjacent residential property line.

vii. Pedestrian Character.

(A) Commercial Corridor. A commercial corridor shall mean a street which has a commercial focus, or which has been identified as having a special pedestrian potential near commercial zones. Designated streets are Lake Avenue, Fair Oaks Avenue, Lincoln Avenue, North Allen Drive near New York Drive near the intersection of North Allen Drive and New York Drive, Mariposa Street between El Molino and Lake Avenue, and East Washington Boulevard

(B) Visual Interaction. To encourage and improve the pedestrian character of commercial areas the following standards apply:

(1) At least 55 percent of the total length and 40 percent of the total area of the façade of the building at ground floor parallel to and facing any street shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Mirrored, highly reflective materials, densely tinted glass, false windows, or windows offering no view of the interior shall not meet the requirements of this section.

(2) Where a lot abuts a commercial corridor but no primary entrance is located facing such commercial corridor, at least 75 percent of the total width and 60 percent of the total area of the façade of the building's ground floor fronting the commercial corridor shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Mirrored, highly reflective materials, densely tinted glass, false

windows, or materials offering no view of the interior shall not meet the requirements of this section.

(3) Transparent or lightly tinted material, such as glass, shall be used at or near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum of 20 percent of the building façade .

(4) All primary entrances or windows provided for the purposes of meeting the requirements of this section shall be located a maximum height of four feet above or below the sidewalk, as measured from midpoint at the base of the entrance or window. Where a window exceeds 20 feet in length, the measurement shall be taken at increments of 20 feet.

(C) Pedestrian Flow. Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.

(D) Parking Access. Not more than 20 feet of the commercial frontage shall be devoted to parking access.

(E) Building Façade. A minimum of 50 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.

(F) Roof Design. New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.

(G) Paving Materials. Pedestrian circulation areas and driveway entrances within the boundaries of the private property shall be developed with paving materials such as brick or paver tile.

(H) Architectural Elements. Buildings must incorporate at least three of the following architectural elements and desirable uses:

(1) Arcading;

(2) Arches;

(3) Awnings;

(4) Balconies;

(5) Bay windows;

(6) Benches;

(7) Colonnades;

(8) Courtyards;

(9) Decorative exterior stairs;

(10) Decorative iron fences;

(11) Decorative iron grilles;

(12) Outdoor dining;

(13) Plazas;

(14) Raised planters;

(15) Recessed upper floor loggias or pergolas;

(16) Tile or masonry fountains.

(I) Structure Setback. Structures must be set back at least 24 inches from the ultimate right-of-way line and landscaped with plants, benches or other architectural features.

viii. Vacant lots. Vacant lots shall be maintained free of debris, overgrown weeds, or junk or garbage.

5. **Zone C-2**. In addition to the uses and requirements under subsection G.4.a of this Section and enumerated in Part 4 of Chapter 22.28 (C-2 Zone), the following uses are permitted as follows:

1. ***Permitted uses.***

Sales.

-- Multitenant commercial, when more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls.

2. ***Conditional Use Permit.*** A Conditional Use Permit (Part 1 of Chapter 22.56) is required to establish, operate, and maintain the following:

Services.

-- Automobile service stations, including incidental repair, washing and rental of utility trailers;

-- Electric distributing substations;

-- Microwave stations.

6. **Zone C-3**. In addition to the uses and requirements under subsection G.4.a of this Section and enumerated in Part 5 of Chapter 22.28 (C-3 Zone), a Conditional Use Permit (Part 1 of Chapter 22.56) is required to establish, operate, and maintain the following:

1. ***Sales***.

-- Auction houses;

-- Automobile sales, new or used;

-- Boat and other marine sales;

-- Ice sales;

-- Mobilehome sales;

-- Model home display centers and sales offices;

-- Pawnshops;

-- Recreational vehicle sales;

-- Secondhand stores;

-- Stamp redemption centers;

-- Trailer sales, box and utility.

2. ***Services***.

-- Air pollution sampling stations;

-- Automobile battery services, provided all repair activities are conducted within an enclosed building only;

-- Automobile brake-repair shops, provided all repair activities are conducted within an enclosed building only;

-- Automobile muffler shops, provided all repair activities are conducted within an enclosed building only;

-- Automobile radiator shops, provided all repair activities are conducted within an enclosed building only;

-- Automobile repair garages within an enclosed building only, and excluding body and fender work, painting and upholstering;

-- Automobile service stations;

-- Bakery goods distributors;

-- Boat rentals;

-- Carwashes, automatic, coin-operated, and hand wash;

-- Comfort stations;

-- Electric distribution substations, including microwave facilities;

-- Furniture transfer and storage;

-- Gas metering and control stations, public utility;

-- Homes for children, foster family;

-- Lodge halls;

-- Microwave stations;

-- Mortuaries;

-- Motion picture studios;

-- Motorcycle, motorscooter, and trail bike rentals;

-- Parcel delivery terminals;

-- Radio and television broadcasting studios;

-- Recording studios;

-- Recreational vehicle rentals;

-- Revival meetings, tent, temporary;

-- Taxidermists;

-- Trailer rentals, box and utility;

-- Truck rentals, excluding trucks exceeding two tons capacity;

-- Wedding chapels.

c. ***Recreation and Amusements***.

-- Amusement rides and devices;

-- Athletic fields;

-- Carnivals;

-- Commercial recreation clubs;

-- Golf courses;

-- Swimming pools.

d. ***Accessory Uses***.

-- Auto body and fender repair, painting, and upholstering;

-- Storage of building materials, except during on-site construction;

-- Manufacturing.

7. **Zone C-M**.

a. ***Conditional Use Permit***. In addition to the requirements under subsection G.4 of this Section, in addition to the uses enumerated in Part 6 of Chapter 22.28 (C-M Zone), a Conditional Use Permit (Part 1 of Chapter 22.56) is required to establish, operate, and maintain the following:

i. Sales.

-- Automobile sales, sale of new and used motor vehicles;

-- Boat and other marine sales;

-- Mobilehome sales;

-- Recreational vehicle sales;

-- Trailer sales, box and utility.

ii. Services.

-- Car washes, automatic, coin-operated, and hand wash;

-- Revival meetings, tent, temporary;

-- Tire retreading or recapping.

iii. Accessory Uses.

-- Storage of building materials, except during on-site construction.

b. ***Floor Area Ratio***. The total gross floor area ratio of a lot shall not exceed 1.0 times the total net area of such lot.

8. **Zone M-1.**

a. Floor Area Ratio. The total gross floor area ratio of a lot shall not be greater than 1.0 times the total net area of such lot.

~~E~~H. Area Specific Development Standards

1. **Lake Avenue Mixed Use Center Area.**

a. ***~~Intent and~~ Purpose.*** The Lake Avenue Area ~~area-~~specific development standards are established to provide a means of implementing the Altadena Community Plan. The standards are necessary to ensure that the goals and policies of the Community Plan are accomplished in a manner which protects the health, safety, and welfare of the community, thereby strengthening the physical and economic character of the Lake Avenue commercial district of Altadena.

b. ***Description of Area.*** The boundaries of the Lake Avenue Mixed Use Center Area are shown on the map ~~following this section~~ Map

22.44.127-C:Lake Avenue Mixed Use Center Area at the end of this Section.

c. ~~***Lake Avenue***~~ ***Area-wide Specific Development Standards.***

i. Height Limits. The maximum height permitted in the area is ~~35~~48 feet.

ii. Floor Area Ratio. The total gross floor area ratio of a lot shall not exceed 2.7 times the total net area of such lot.

I. Modification of Development Standards

1. **Modification Procedure for Subsection F.3 (Significant Ridgeline Protection).** Any modification to the standards set forth in subsection F.3, shall require a Conditional Use Permit (Part 1 of Chapter 22.56). In approving such Conditional Use Permit application, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.56.090 (Application – Grant or denial – Findings and decision at public hearing):

a. Alternative sites within the project site have been considered and rejected due to the presence of documented hazards or the potential for greater damage to biota, as determined by a biologist; and

b. The overall development is designed to comply with the development standards provided in subsection F.2.c (Development Standards).

2. **Modification of Development Standards for Subsections G.1 (Zone R-1), Subsection G.2 (Zone R-2) and Subsection G.3 (Zone R-3).**

a. ***Applicability*.** The development standards set forth in subsection G.1, G.2 and G.3 may be modified through a Community Standards District Modification.

b. ***Application and Review Procedures***.

i. Application Materials. In addition to the information listed under Section 22.56.1680, the applicant shall submit:

(A) An applicant's statement setting forth that:

(1) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(2) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(3) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

(B) For a request to modify the fences, walls, hedges and landscaping standards under subsection G.1.c, the applicant shall submit the following additional information:

(1) A site plan depicting:

(a) Location and height of the modified fence, wall, hedge or landscaping,

(b) Location and width of driveway(s) on the subject property and adjacent property on the same side of the street, and

(c) Driveway zone(s) on the subject property;

(2) An elevation of the subject property and adjacent properties on the same side of the street, including the modified fence, wall, hedge or landscaping; and

(3) Supporting information such as a line of sight study, demonstrating line of sight for vehicular traffic, including such factors as topographical conditions, and curvature and posted speed of the road.

iii. Fee. As set forth on the Filing Fee Schedule, the applicant shall submit a filing fee equal to that required for:

(A) A Site Plan Review for Modification of Development Standards in a Community Standards District; or

(B) A Site Plan Review for Modification of Development Standards in a Community Standards District with Public Hearing where a request for public hearing is filed.

c. ***Development Standards – Fences and Hedges*.** Any modified fence, wall, hedges or landscaping shall:

i. Not exceed three and one-half feet in height within the driveway zone of a driveway that is nearly perpendicular to the public right-of-way;

ii. Maintain adequate line of sight for vehicular traffic, including such factors as topographical conditions, and curvature and posted speed of the road; and

iii. Not exceed three and one-half feet in height where located less than two and one-half feet from the property line or sidewalk, whichever is further from the right-of-way.

d. ***Requirements for Approval***. Where a request for public hearing has not been filed, the following shall be requirements for approval of a Community Standards District Modification:

i. ***Compliance with Development Standards***. Except where modified, the project shall demonstrate compliance with all other applicable development standards, including any additional development standards required under subsection I.2.c.

ii. ***Notice of Pending Application*.** Not less than 30 days prior to the date an action is taken, notice of the pending application and the applicant's statement shall be mailed to the Altadena Town Council and all owners of property located within a 300-foot radius of the exterior boundaries of the subject property. Said notice shall indicate that the Town Council or any such property owner may oppose the granting of such modification by filing with the Director a written protest described in subsection I.2.d.iii, below, within 14 days from the date of the notice.

iii. ***Written Protests*.** No more than two valid written protests shall be received. A written protest shall be considered valid when:

(A) A written protest was filed with the Director of Regional Planning within 14 days from the date of the notice;

(B) A written protest is submitted from those persons notified pursuant to Subsection I.2.d.ii, above. Those written protests submitted by different co-owners of the same lot shall be deemed one written protest. A tenant may submit a written protest on behalf of a property owner; however no more than one protest shall be counted for each lot. Those written protests submitted by different members of the Altadena Town Council on behalf of the Town Council shall also be deemed one written protest; and

(C) A written protest demonstrates how the application for a modification fails to substantiate the statements as described in subsection I.2.b.i.(A), above.

e. ***Notice of Determination*.** The Director shall send notice of determination to the applicant, the Town Council, and all of the property owners identified in Subsection I.2.d.ii, above. Where the application cannot be approved, said notice shall indicate that the applicant may file a request for public hearing. Such request for public

hearing shall be filed with the required fee within 14 days of the date of said notice; otherwise the application shall be denied.

f. ***Public Hearing*.** When a request for public hearing is filed by the applicant, the matter shall be scheduled for a public hearing before the Regional Planning Commission. All procedures related to the public hearing shall be the same as those for a Conditional Use Permit (Part 1 of Chapter 22.56), except as set forth in subsection I.2.h, below.

h. ***Regional Planning Commission Decision*.**

i. The Regional Planning Commission shall approve or deny the application pursuant to the following findings:

(A) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(B) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(C) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

ii. In approving an application, the Regional Planning Commission may direct changes to be made or condition the project in order to meet the required findings.

iii. The Commission's decision may not be subject to further administrative appeal.

3. **Modification of Development Standards for Subsection G.4 (All Commercial Zones), Subsection G.5 (C-2 Zone), Subsection G.6 (C-3 Zone), Subsection G.7 (C-M Zone), and Subsection H.**

a. ***Applicability*.** The development standards set forth in subsections G.4, G.5, G.6, G.7 and H may be modified through a Community Standards District Modification.

b. ***Application and Review Procedures***.

i. Application Materials. In addition to the information listed under Section 22.56.1680, the applicant shall submit:

(A) An applicant's statement setting forth that:

(1) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(2) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(3) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

ii. Fee. As set forth on the Filing Fee Schedule, the applicant shall submit a filing fee equal to that required for:

(A) A Site Plan Review for Modification of Development Standards in a Community Standards District; or

(B) A Site Plan Review for Modification of Development Standards in a Community Standards District with Public Hearing where a request for public hearing is filed.

c. ***Development Standards.***

(Reserved)

d. ***Requirements for Approval***. Where a request for public hearing has not been filed, the following shall be requirements for approval of a Community Standards District Modification:

i. ***Compliance with Development Standards***. Except where modified, the project shall demonstrate compliance with all other applicable development standards, including any additional development standards required under subsection I.3.c.

ii. ***Notice of Pending Application*.** Not less than 30 days prior to the date an action is taken, notice of the pending application and the applicant's statement shall be mailed to the Altadena Town Council and all owners of property located within a 300-foot radius of the exterior boundaries of the subject property. Said notice shall indicate that the Town Council or any such property owner may oppose the granting of such modification by filing with the Director a written protest described in subsection I.3.d.iii, below, within 14 days from the date of the notice.

iii. ***Written Protests*.** No more than five valid written protests shall be received. A written protest shall be considered valid when:

(A) A written protest was filed with the Director of Regional Planning within 14 days from the date of the notice;

(B) A written protest is submitted from those persons notified pursuant to Subsection I.3.d.ii, above. Those written protests submitted by different co-owners of the same lot shall be deemed one written protest. A tenant may submit a written protest on behalf of a property owner; however no more than one protest shall be counted for each lot. Those written protests submitted by different members of the Altadena Town Council on behalf of the Town Council shall also be deemed one written protest; and

(C) A written protest demonstrates how the application for a modification fails to substantiate the statements as described in subsection I.2.b.i.(A), above.

e. ***Notice of Determination*.** The Director shall send notice of determination to the applicant, the Town Council, and all of the property owners identified in Subsection I.3.d.ii, above. Where the application cannot be approved, said notice shall indicate that the applicant may file a request for public hearing. Such request for public hearing shall be filed with the required fee within 14 days of the date of said notice; otherwise the application shall be denied.

f***. Public Hearing*.** When a request for public hearing is filed by the applicant, the matter shall be scheduled for a public hearing before the Regional Planning Commission. All procedures related to the public hearing shall be the same as those for a Conditional Use Permit (Part 1 of Chapter 22.56), except as set forth in subsection I.3.h, below.

h. ***Regional Planning Commission Decision*.**

i. The Regional Planning Commission shall approve or deny the application pursuant to the following findings:

(A) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(B) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(C) That the requested modification will not be materially detrimental to properties or improvements in the area or

contrary to the purpose of this CSD or the Altadena Community Plan.

ii. In approving an application, the Regional Planning Commission may direct changes to be made or condition the project in order to meet the required findings.

iii. The Commission's decision may not be subject to further administrative appeal.

~~*ii. Signs.* The sign regulations prescribed herein shall not affect existing signs which were established legally according to this Title 22. New signs or proposed changes to existing signs, including size, shape, colors, lettering and location shall conform to the following provisions, specified herein.~~

~~(A) Wall Signs.~~

~~(1) Shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of nine inches;~~

~~(2) Each business in a building shall be permitted a maximum of one wall-mounted sign. Businesses with more than one street frontage may have one sign per frontage. Each business in a building having more than 40 feet of primary street frontage shall be permitted one additional wall sign for each additional 30 feet of frontage.~~

~~(B) Freestanding Signs.~~

~~(1) Signs having a solid base which rests directly on the ground may be permitted on any lot for each street frontage having a continuous distance of 100 feet or more.~~

~~(2) Said signs shall not exceed five feet in height measured vertically from ground level at the base of the sign or 40 square feet in area per sign face.~~

~~(3) Said signs shall not be located in nor extend above any public right-of-way or public sidewalk area.~~

~~(C) Awning Signs.~~

~~(1) The maximum area of awning signs, which are allowed in addition to wall signage, shall not exceed 20 percent of the exterior surface of each awning for the ground floor and 10 percent for the second floor level. Maximum letter height shall not exceed 10 inches.~~

~~(2) Awning signs are not permitted above the second floor.~~

(D) Prohibited signs are:

(1) Roof signs; and

(2) Outdoor advertising signs (billboards).

(E) Sign Size.

(1) In Zones C-2 and C-3, the total sign area permitted shall correspond to building frontage. A business tenant is allowed one square foot of sign area for every linear foot of building frontage on a street having a right-of-way of at least 80 feet in width. On a street having a right-of-way of less than 80 feet in width, a business tenant is allowed 0.5 square foot of sign area for every linear foot of frontage. Width of signs shall be limited to a maximum fifty percent of the building frontage.

(2) Maximum height of letters shall be restricted to 18 inches.

(F) Sign design shall be subject to review and approval by the planning director to insure that:

(1) Sign colors shall coordinate with the building color scheme and storefront and be limited to any three colors.

(2) In multitenant buildings, signage colors used by individual shops shall be complementary with each other.

(3) Lettering styles shall be complementary to each storefront in a single building.

(4) In multitenant buildings, the height and placement of signs shall be similar for each business or storefront.

(5) Multicolored logos may be used if the logo represents 25 percent or less of the total sign area.

iii. *Design Standards.*

(A) Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standard.

(B) Materials, Colors and Equipment.

(1) Any building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades.

(2) Light earth tones and muted pastel colors are required as the primary or base building color while contrasting, more colorful paints may be used as trim colors for cornices, graphics, and window and door frames.

(C) Awnings. Awnings shall be architecturally compatible with the related buildings, regarding color and style.

(D) Mechanical Equipment.

(1) Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.

(2) Storefront air-conditioning units shall be neutral in appearance and not project outward from the facade. The housing color must be compatible with the colors of the storefront.

(3) Mechanical equipment located on roofs shall be screened by parapet walls or architectural features so that the equipment will not be visible from normal public view at a maximum of 300 feet away.

(E) Security.

(1) Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted.

(2) All security bars or grilles shall be installed on the inside of the building.

(3) Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited.

(4) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours) or grilles which can be concealed in the architectural elements of the building.

d. ***Lake Avenue Area Zone-Specific Development Standards.*** Proposed improvements, renovations and changes pertaining to the following development standards shall comply with the provisions of the applicable development standard. The provisions of subsections E1diii through E1dviii apply in all commercial zones.

i. Zone C-2 (Neighborhood Business Zone).

(A) In addition to the uses enumerated in Section 22.28.160, a conditional use permit is required to establish, operate, and maintain the following:

(1) Sales.

— Multiple-Tenant Commercial. When more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls;

(2) Services.

— Automobile service stations, including incidental repair, washing and rental of utility trailers,

— Electric distributing substations,

— Microwave stations.

ii. Zone C-3 (Unlimited Commercial Zone).

(A) In addition to the uses enumerated in Section 22.28.210, a conditional use permit is required to establish, operate, and maintain the following:

(1) Sales.

— Mobilehome sales,

— Pawnshop,

— Trailer sales, box and utility;

(2) Services.

— Automobile battery services, provided all repair activities are conducted within an enclosed building only,

— Automobile brake-repair shops, provided all repair activities are conducted within an enclosed building only,

— Automobile muffler shops, provided all repair activities are conducted within an enclosed building only,

— Automobile radiator shops, provided all repair activities are conducted within an enclosed building only,

— Automobile repair garages within an enclosed building only, and excluding body and fender work, painting and upholstering,

— Automobile service stations,

— Bakery goods distributors,

- ~~Carwashes, automatic, coin-operated, and hand wash,~~
- ~~Electric distribution substations, including microwave facilities,~~
- ~~Microwave stations,~~
- ~~Motion picture studios,~~
- ~~Parcel delivery terminals,~~
- ~~Radio and television broadcasting studios,~~
- ~~Recording studios.~~

~~*iii. Floor Area.* The total gross floor area in all buildings on any one lot shall not exceed 2.7 times the total net area of such parcel of land.~~

~~*iv. Buffers.* Whenever a parking lot or a commercial structure is developed adjacent to a residential zone or residential use, a five-foot landscaped buffer shall be provided and a 45-degree daylight plane shall be incorporated.~~

~~*v. Parking Areas.* With the exception of fully subterranean structures, all parking shall be provided in the rear of the commercial structure, and completely screened from view from Lake Avenue. Screening materials may include walls and/or landscaping.~~

~~*vi. Landscape Plan.* New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/irrigation plan as part of the director's review process. Said plan shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area.~~

~~*vii. Trash Enclosure*. The required trash bin shall be enclosed by a minimum five-foot to a maximum six-foot high decorative wall and must have solid doors.~~

~~*viii. Pedestrian Character.*~~

~~(A) To encourage the continuity of retail sales and services, at least 50 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.~~

~~(B) Clear or lightly tinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective~~

~~glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum 20 percent of the building facade.~~

~~(C) Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.~~

~~(D) Not more than 20 feet of the commercial frontage shall be devoted to parking access, and no customer drive-through facilities shall be permitted.~~

~~(E) A minimum of 50 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.~~

~~(F) Roof Design. New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.~~

~~(G) Paving Material. Pedestrian circulation areas and driveway entrances within the boundaries of the private property shall be developed with paving materials such as brick or paver tile.~~

~~(H) Wall Finish. In order to preserve and enhance a Mediterranean environment on Lake Avenue, building walls shall be constructed primarily of stucco, brick, or other materials as approved by the director.~~

~~(I) Architectural Elements. Buildings must incorporate at least five of the following architectural elements and desirable uses:~~

~~— Arcading,~~

~~— Arches,~~

~~— Awnings,~~

~~— Balconies,~~

~~— Bay windows,~~

~~— Colonnades,~~

~~— Courtyards,~~

~~— Decorative exterior stairs,~~

~~— Decorative iron fences,~~

~~— Decorative iron grilles,~~

— Outdoor dining,

— Plazas,

— Recessed upper floor loggias or pergolas,

— Tile or masonry fountains.

e. ***Historical Preservation.*** The design standards and zone-specific development standards listed above do not apply to the following structures which may be of historic or architectural significance. Any expansion, addition, alteration or demolition of these buildings must be reviewed by the county of Los Angeles historical landmarks and records commission and the Altadena Heritage prior to issuance of the planning director's review.

i. 1849-1879 Lake Avenue: Saint Elizabeth's Catholic Church. Map Book 5848, page 1, Parcels 8, 10, 11 and 15. Map 1 Altadena, all of Lot 30;

ii. 2184 Lake Avenue: Eliot School. Map 5845, page 9, Lots 1—14 of Lake Avenue Heights, and Lot 900, a portion of Grogan Tract;

iii. 2245 Lake Avenue: Pacific Electric Railway Substation No. 8. Map Book 5845, page 21, Parcel 35. Map 1 Altadena, portions of Lot 8 and Lot 9;

iv. 2366 Lake Avenue: Altadena Library. Map Book 5845, page 5, Parcel 32. Tract No. 7832, Lots 66, 67, 68 and 69

v. 2455 Lake Avenue, 835—875 Mariposa Street and 2520 and 2526 El Molino Avenue: Woodbury Building. Map Book 5845, page 17, Parcels 10 and 14. Map 1 Altadena, portions of Lots 3 and 4.

f. Minor Variations. Under exceptional circumstances, the planning director may permit minor variations from the standards specified in subsections E1ciii(B) through E1ciii(D) and E1dviii(A) through E1dviii(I) of this section. Such variations are subject to the finding of the planning director that:

i. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the community plan; and

ii. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the Altadena area; and

iii. Permitting a variation will not be materially detrimental to property or improvements in the area; and

iv. That no more than two unrelated property owners have expressed any opposition to the minor variation; and

v. Permitting a variation will be consistent with the goals of the community plan.

vi. The procedure for filing a minor variation will be the same as that for the planning director's review, except that the applicant shall also submit:

(A) A list, certified to be correct by affidavit or by a statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land to be occupied by the use;

(B) Two sets of mailing labels for the above stated owners within a distance of 500 feet of the parcel of land to be occupied by the use;

(C) A map drawn to a scale specified by the director indicating where all such ownerships are located;

(D) A filing fee equal to that required for site plan review for commercial/industrial projects over 20,000 square feet in size.

vii. Not less than twenty days prior to the date an action is taken, the director shall send notice to the owners of record within a distance of 500 feet of the subject property using the mailing labels supplied by the applicant. Any interested person dissatisfied with the action of the planning director may file an appeal from such action. Such appeal shall be filed with the hearing officer within 10 days following notification.

2. **West Altadena Area.**

1. ***Intent and Purpose.*** The West Altadena Area is established to provide a means of assisting in the implementation of the redevelopment plan for the West Altadena Community Redevelopment Project as adopted by the board of supervisors on August 12, 1986. The redevelopment plan contains a redevelopment plan map which delineates the permitted land uses in the area. The requirements of the West Altadena area-specific development standards are necessary to ensure that the goals and policies of the redevelopment plan are accomplished in a manner which protects the health, safety

and welfare of the community, especially the surrounding residential neighborhood. This subsection is consistent with the Altadena Community Plan and is also adopted pursuant to Section 700 of the West Altadena Community Redevelopment Plan.

b. ***Description of Area.*** The West Altadena Area is coterminous with the boundaries of the West Altadena Community Redevelopment Plan. The area extends as follows from the intersection of Woodbury Road and Lincoln Avenue:

Northerly on Lincoln Avenue 1,700 feet;

Southerly on Lincoln Avenue 400 feet;

Westerly on Woodbury Road 3,000 feet; and

Easterly on Woodbury Road 400 feet.

The map of the District follows this section. Except as otherwise specifically provided for in this subsection E2, the provisions of this Title 22 shall apply.

c. ***West Altadena Area Specific Development Standards.***

i. *Yards.* For properties in Zones C-3 and C-M, as modified hereinafter:

(A) Front yards shall be established along all property lines abutting highways as shown on the County Highway Plan.

(B) Parcels abutting two highways shall have front yards along both highways.

(C) The front yard shall be at least 10 feet in depth.

For properties in residential Zones, yards shall be provided in accordance with this Title 22.

ii. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52.

iii. *Signs.*

(A) Except as modified in this section, all signs shall conform to Part 10 of Chapter 22.52, including the enforcement provisions.

(B) The sign regulations prescribed in this section shall not affect existing signs which were established according to this title .

(C) All signs in a state of disrepair shall be repaired so as to be consistent with the standards of this section, or removed within 30 days from receipt of notification that a state of disrepair exists.

~~(D) Wall Signs.~~

~~(1) Shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches;~~

~~(2) May not extend above the roofline and may only extend sideways to the extent of the building face or the highest soffit line of the building;~~

~~(3) Each business in a building shall be permitted a maximum of one wall-mounted sign (or two signs if the business is on a corner).~~

~~(E) Window Signs.~~

~~(1) Shall be displayed only on the interior of windows or door windows;~~

~~(2) Maximum area shall not exceed 25 percent per glass area (total window or door area visible from the exterior of the building).~~

~~(F) Freestanding Signs (Not Attached to Building).~~

~~(1) Shall be permitted on any lot or parcel of land for each street frontage having a continuous distance of 100 feet or more. The sign shall be located on the same parcel of land as the business it is advertising;~~

~~(2) Shall not exceed 20 feet in height, except as may be expressly approved as a minor variation in Section 22.44.127 E2cv;~~

~~(3) Shall not exceed 80 square feet in area per sign face;~~

~~(4) Shall not be located in nor extend above any public right-of-way or public sidewalk area;~~

~~(5) Pole signs shall not be allowed;~~

~~(6) Monument signs, not mounted on poles, are allowed subject to the regulations set out in this paragraph (F).~~

~~(G) Awning Signs.~~

~~(1) Awning signs are those which are painted, sewn or stained onto the exterior surface of an awning or canopy.~~

~~(2) The maximum area of awning signs, which are allowed in addition to wall signage, shall not exceed 30 percent of the~~

exterior surface of each awning for the ground floor and 20 percent for the second floor level.

(H) Building Tenant Information/Identification Signs.

(1) Multitenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance.

(2) Each tenant is allowed a maximum of two square feet of signage per directory, in addition to wall signage.

(3) New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each.

(4) All existing built-in signs (permanent, maintenance-free signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Marquees and canopies shall not be considered to be built-in signs.

(5) Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building in good repair are exempt from these sign provisions.

(I) Prohibited signs are as follows:

(1) Flashing, animated, or audible signs;

(2) Signs which rotate, move, or simulate motion;

(3) Signs which extend from the building face more than 12 inches;

(4) Signs with exposed bracing, guy wires, conduits, or similar devices;

(5) Roof signs (any sign erected and maintained upon or over the roof of any building);

(6) Outdoor advertising signs (billboards);

(7) Painted signs on the building surface;

(8) Banner signs of cloth or fabric;

(9) Portable signs;

(10)Pole signs;

(11) Any strings of pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons, and similar attention-getting devices, including noise-emitting devices, with the exception of the following:

(a) National, state, local governmental, institutional, or corporate flags, properly displayed,

(b) Holiday decorations, in season, used for an aggregate period of 60 days in any one calendar year.

(J) Size.

(1) In Zones C-3 and C-M, total allowable signage area shall correspond to building frontage. A business tenant is allowed 2.0 square feet of signage area for every linear foot of frontage on a street having right-of-way of at least 80 feet in width.

(2) Maximum height of letters shall be restricted to 18 inches. Maximum height of letters on canvas awnings shall be limited to 10 inches. Greater letter sizes shall require the written approval of the executive director of the community development commission and the department of regional planning.

(K) Such design shall be subject to review and approval by the executive director of the community development commission and the department of regional planning.

(1) Signage colors shall compliment building colors and materials and be limited to three colors.

(2) In multitenant buildings, signage colors used by individual shops shall be complementary with each other.

(3) Lettering styles shall be complementary for each storefront in a single building.

(4) In multitenant buildings, the height and placement of signs shall be consistent for each business or storefront.

iv. *Design Standards.*

(A) All new improvements or improvements to existing structures made in one year which exceed 25 percent of the current market value or assessed valuation of the building or structure are subject to design review by the executive director of the community development commission and the department of regional planning.

(B) Uses, buildings and/or structures shall be designed so as to be in harmony with nearby properties with special attention being given to the protection of residential properties planned for residential uses. When structures for nonresidential uses are located adjacent to residentially zoned lots, such structures shall be designed so as to minimize their impact on residentially zoned lots with respect to location on the site, height, architecture, and general amenities. Nonresidential uses shall be subject to review by the director of regional planning.

(C) Materials, Colors and Equipment.

(1) Consideration shall be given to the adjacent structures so that the use of mixed materials is harmonious.

(2) Light earth tones and muted pastel colors are recommended as the primary or base building color while darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.

(3) Awnings.

(a) Shall be the same color and style for each opening on a single storefront or business;

(b) Shall be complementary in color and style for each storefront in a building;

(c) Shall be designed to coordinate with the architectural divisions of the building including individual windows and bays;

(d) Shall comply with the building code and fire department requirements;

(e) In a state of disrepair shall be repaired or removed within 30 days from receipt of notification that a state of disrepair exists.

(4) Mechanical Equipment.

(a) Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.

(b) If air-conditioning units must be located in the storefront, an attempt shall be made to install a window unit which is neutral in appearance and does not project outward from the facade. The housing color shall be compatible

with the colors of the storefront. If possible, the air conditioning unit shall be screened or enclosed by using an awning or landscaping.

(c) Mechanical equipment located on roofs shall be screened by parapet walls or other material so that the equipment will not be visible from any point within 300 feet.

(5) Security.

(a) Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted.

(b) All security bars or grilles shall be installed on the inside of the building, except for roll-up shutters or grilles.

(c) Horizontally folding accordion grilles installed in front of a storefront are prohibited.

(d) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours) or roll-up shutters or grilles which can be concealed in the architectural elements of the building.

v. Minor Variations. Under exceptional circumstances, the department of regional planning may permit minor variation from the standards specified in this section. In order to permit such variations, the applicant must demonstrate through the director's review procedure that:

(A) The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the redevelopment plan; and

(B) There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the West Altadena area; and

(C) Permitting a variation will not be materially detrimental to property or improvements in the area; and

(D) Permitting a variation will not be contrary to the goals of the redevelopment plan.

vi. Director's Review.

(A) Director's Review as described in Part 12 of Chapter 22.56 of this code is required to establish, operate, or maintain any use, except that no director's review is required for a change in ownership or occupancy. Also exempt from director's review are construction, maintenance, and repairs conducted entirely within any 12-month period which does not exceed 25 percent of the current market value or assessed valuation of the building or structure.

(B) An application for director's review shall not be submitted to the department of regional planning until the proposed use has been submitted to and reported upon by the executive director of the community development commission as to conformity with the West Altadena Community Redevelopment Plan.

vii. Conditional Use Permits.

(A) Conditional Use Permits shall be required for those uses listed as subject to permit as specified in this title, as well as those uses listed in this section.

(B) In addition to the findings for approval of conditional use permits required by Section 22.56.090, the regional planning commission shall find that:

(1) The proposed use has been submitted to and reported upon by the community development commission as to conformity with the West Altadena Community Redevelopment Plan; and

(2) The proposed use is consistent with the West Altadena Community Redevelopment Plan.

viii. Nonconforming Uses, Buildings, and Structures.

(A) Uses, buildings and structures which are not in conformance with the redevelopment plan may be continued subject to the conditions contained in Part 10 of Chapter 22.56.

(B) For nonconforming uses, buildings, or structures, an application may be filed with the department of regional planning requesting:

(1) Extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site as specified in subsection B of Section 22.56.1540 or subsection A of Section 22.64.050; or

(2) Substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure is vacant despite efforts to ensure continuation of a nonconforming use and is so constructed that it may not reasonably be converted to or used for a use permitted in the zone in which it is located.

(C) In addition to the findings for an application for a nonconforming use, building, or structure review required by Section 22.56.1550, the regional planning commission shall find that:

(1) The proposed use, building, or structure has been submitted to and reported upon by the community development commission as to conformity with the West Altadena Community Redevelopment Plan; and

(2) The proposed use, building, or structure will not constitute a substantial conflict with implementation of the West Altadena Community Redevelopment Plan.

d. West Altadena Area Zone Specific Development Standards.

i. *Modified Zone C-3 (Unlimited Commercial).*

(A) Permitted Uses. All uses described in Zone C-3 are allowed, except that the following uses require a conditional use permit:

(1) Sales.

— Auction houses,

— Automobile sales, new or used,

— Boat and other marine sales,

— Ice sales,

— Mobile home sales,

— Model home display centers and sales offices,

— Recreational vehicle sales,

— Secondhand stores,

— Stamp redemption centers,

— Trailer sales, box and utility;

(2) Services.

— Air pollution sampling stations,

— Auto battery service,

- ~~Auto brake repair shops,~~
- ~~Auto muffler shops,~~
- ~~Auto radiator shops,~~
- ~~Boat rentals,~~
- ~~Comfort stations,~~
- ~~Dog training schools,~~
- ~~Furniture transfer and storage,~~
- ~~Gas metering and control stations, public utility,~~
- ~~Homes for children, foster family,~~
- ~~Laboratories, research and testing,~~
- ~~Lodge halls,~~
- ~~Microwave stations,~~
- ~~Mortuaries,~~
- ~~Motion picture studios,~~
- ~~Motorcycle, motorscooter, and trail bike rentals,~~
- ~~Recreational vehicle rentals,~~
- ~~Revival meetings, tent, temporary,~~
- ~~Signs, outdoor advertising,~~
- ~~Taxidermists,~~
- ~~Trailer rentals, box and utility,~~
- ~~Truck rentals, excluding trucks exceeding two tons capacity,~~
- ~~Wedding chapels;~~

(3) ~~Recreation and Amusements.~~

- ~~Amusement rides and devices,~~
- ~~Athletic fields,~~
- ~~Carnivals,~~
- ~~Golf courses,~~
- ~~Commercial recreation clubs,~~
- ~~Swimming pools;~~

(4) ~~Agricultural Uses.~~

— Crops: field, tree, bush, berry, row;

(5) Accessory Uses.

— Storage of building materials, except during on-site construction,

— Auto body and fender repair, painting, and upholstering,

— Manufacturing.

(B) Development Standards. Premises in Modified Zone C-3 shall be subject to the following development standards:

(1) That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers, and/or trees, and suitable hardscape materials, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area;

(2) Every building in Modified Zone C-3 shall have a height of not to exceed two stories or 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent. Any structures on the roof, such as air-conditioning units, antennas, and other equipment shall be fully screened from view from any nearby residential properties, where deemed appropriate and consistent with prudent engineering practices;

(3) The total floor area in all the buildings on any one parcel of land shall not exceed 1.8 times the total lot area of such parcel of land;

(4) That there be parking facilities as required by Part 11 of Chapter 22.52;

(5) Outside Display. Except for the following uses, all display in Modified Zone C-3 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:

— Parking lots,

— Business signs on the premises;

(6) Outside Storage. Outside storage is permitted only on the rear of a lot or parcel of land in Modified Zone C-3, provided

such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot or parcel of land, and further provided that no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the director of planning may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately comply with the provisions of this section. All such requests for substitution shall be subject to Part 12 of Chapter 22.56, on director's review.

ii. Modified Zone C-M (Commercial Manufacturing).

(A) Permitted Uses. All uses described in Zone C-M are allowed, except that the following uses require a conditional use permit:

(1) Sales.

— Automobile sales, sale of new and used motor vehicles,

— Boat and other marine sales,

— Mobilehome sales,

— Recreational vehicle sales,

— Trailer sales, box and utility;

(2) Services.

— Car washes, automatic, coin-operated, and hand wash,

— Revival meetings, tent, temporary,

— Signs, outdoor advertising,

— Tire retreading or recapping;

(3) Agricultural Uses.

— Crops: field, tree, bush, berry, row;

(4) Accessory Uses.

— Storage of building materials, except during on-site construction.

(B) Development Standards. Premises in Modified Zone C-M shall be subject to the following development standards:

(1) Every building in Modified Zone C-M shall have a height of not to exceed two stories or 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent. Any structures on the roof, such as air conditioning units, antennas, and other equipment shall be fully screened from view from any nearby residential properties, where deemed appropriate and consistent with prudent engineering practices.

(2) The total floor area in all the buildings on any one parcel of land shall not exceed one times the total lot area of such parcel of land. Area covered by buildings shall not exceed 60 percent of the total lot area.

(3) Any property used for the outside storage or display of raw materials, equipment, or finished products shall comply with the requirements of Part 7 of Chapter 22.52.

(4) Signs shall comply with the requirements of Part 10 of Chapter 22.52.

(5) Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.

e. **Area Specific Standards.**

i. Area 1 (Modified Zone C-3).

(A) Area Description. Area 1 is bounded generally on the north by Figueroa Drive, on the east by the redevelopment project area boundary, on the south by Woodbury Road, and on the west by the redevelopment project area boundary.

(B) Development Standards.

(1) A 10-foot front yard shall be provided along Lincoln Avenue, Woodbury Road, Figueroa Drive, and all other public streets in Area 1.

(2) The required yards will be landscaped and neatly maintained. Landscape and irrigation plans must be submitted to the executive director of the community development commission and the director of regional planning for review and approval.

(3) Buildings located in Area 1 within 50 feet of the redevelopment project area boundaries shall be designed to

be compatible with the residential uses which adjoin the boundaries. All permitted residential buildings shall be designed in character with the surrounding residential uses. Architectural renderings shall be submitted and approved by the executive director of the community development commission and the director of regional planning.

ii. Area 2 (Modified Zone C-M).

(A) Area Description. Area 2 is bounded generally on the north by the redevelopment project area boundary, on the east by Lincoln Avenue and Area 1, on the south by the redevelopment project area boundary, and on the west by the redevelopment project area boundary west of Windsor Avenue.

(B) Development Standards.

(1) A 10-foot continuously landscaped front yard shall be provided along Woodbury Road, Windsor Avenue, and on all other public streets in Area 2, and will be landscaped and neatly maintained. Landscape and irrigation plans shall be submitted to the executive director of the community development commission and the director of regional planning for review and approval.

(2) Buildings located in Area 2 within 100 feet of the redevelopment project area boundaries, shall be designed to be compatible with the residential uses which adjoin said boundaries. All permitted residential buildings shall be designed in character with surrounding residential uses. Architectural renderings shall be submitted to and approved by the executive director of the community development commission and the director of regional planning.

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APPENDIX I

CRITERIA FOR SIGNIFICANT RIDGELINES

The designation of the significant ridgelines within the Altadena Community Standards District is based on the following criteria:

- Topographic complexity. Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges are observable from any location on the valley floor, from a community, or from a public road. Geologic conditions in Altadena make this a common condition.
- Near/far contrast. Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley rim or a pass. Often, layers of ridges are visible into the distance, such as on or adjacent to Chaney Trail. This contrast can be experienced viewing an entire panorama or a portion of a panorama from an elevated point.
- Cultural landmarks. Ridges from views of well-known locations, structures, or other places which are considered points of interest in Altadena. These landmarks include the Owen Brown cabin and gravesite, Zorthian Ranch, Echo Mountain, Rubio and Millard Canyons, and the Nightingale Estate.
- Existing community boundaries and gateways. Ridges and surrounding terrain that provides the first view of predominantly natural, undeveloped land as a traveler emerges from the urban landscape. These lands introduce visitors to the visual experiences they will encounter in Altadena. Community boundaries and gateways include the Foothill Freeway (Interstate 210) and all of the surrounding ridges that provide a skyline and boundary to the entire San Gabriel Valley and a vast, integrated, visually coherent view space delineating the end of the Los Angeles urban area.

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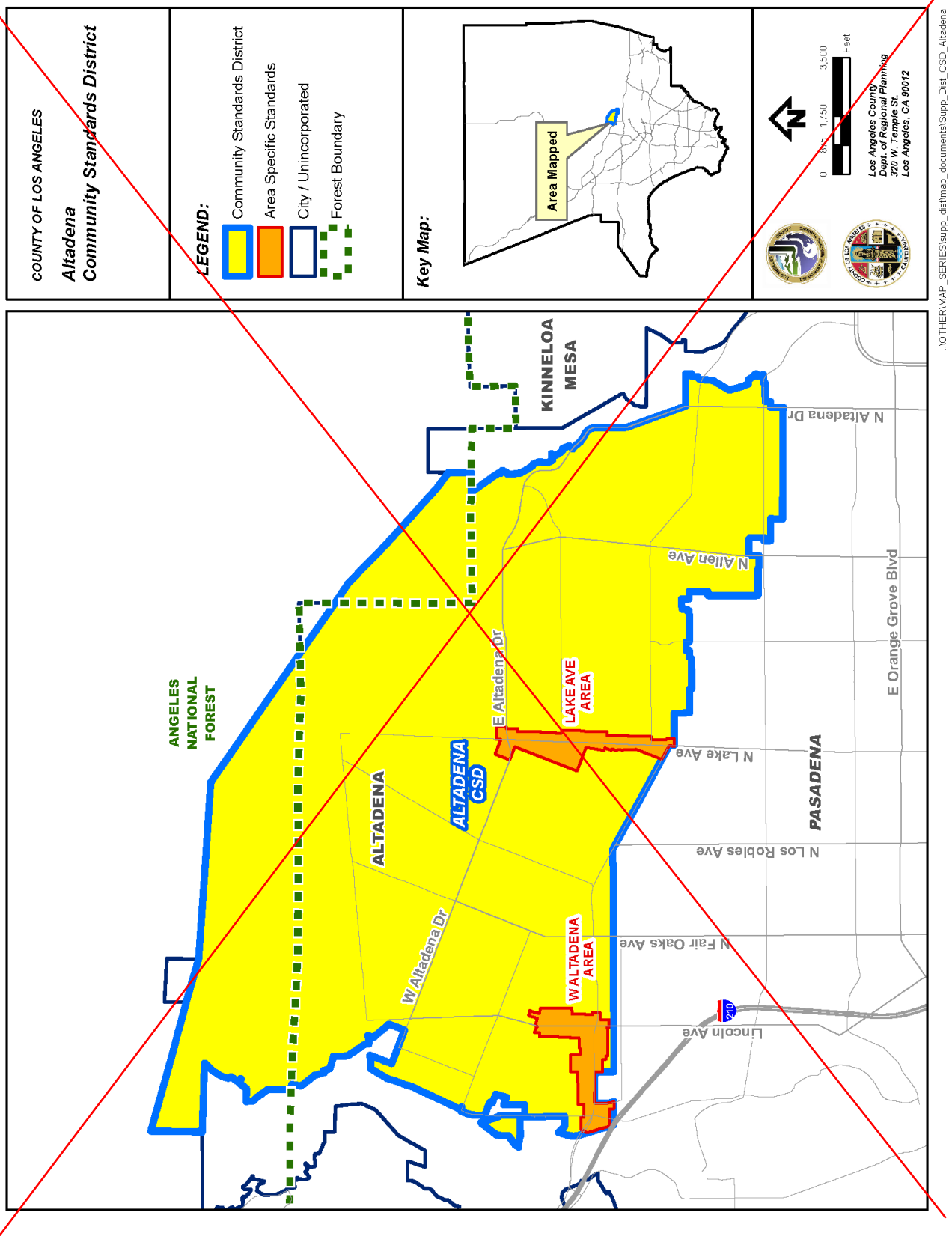
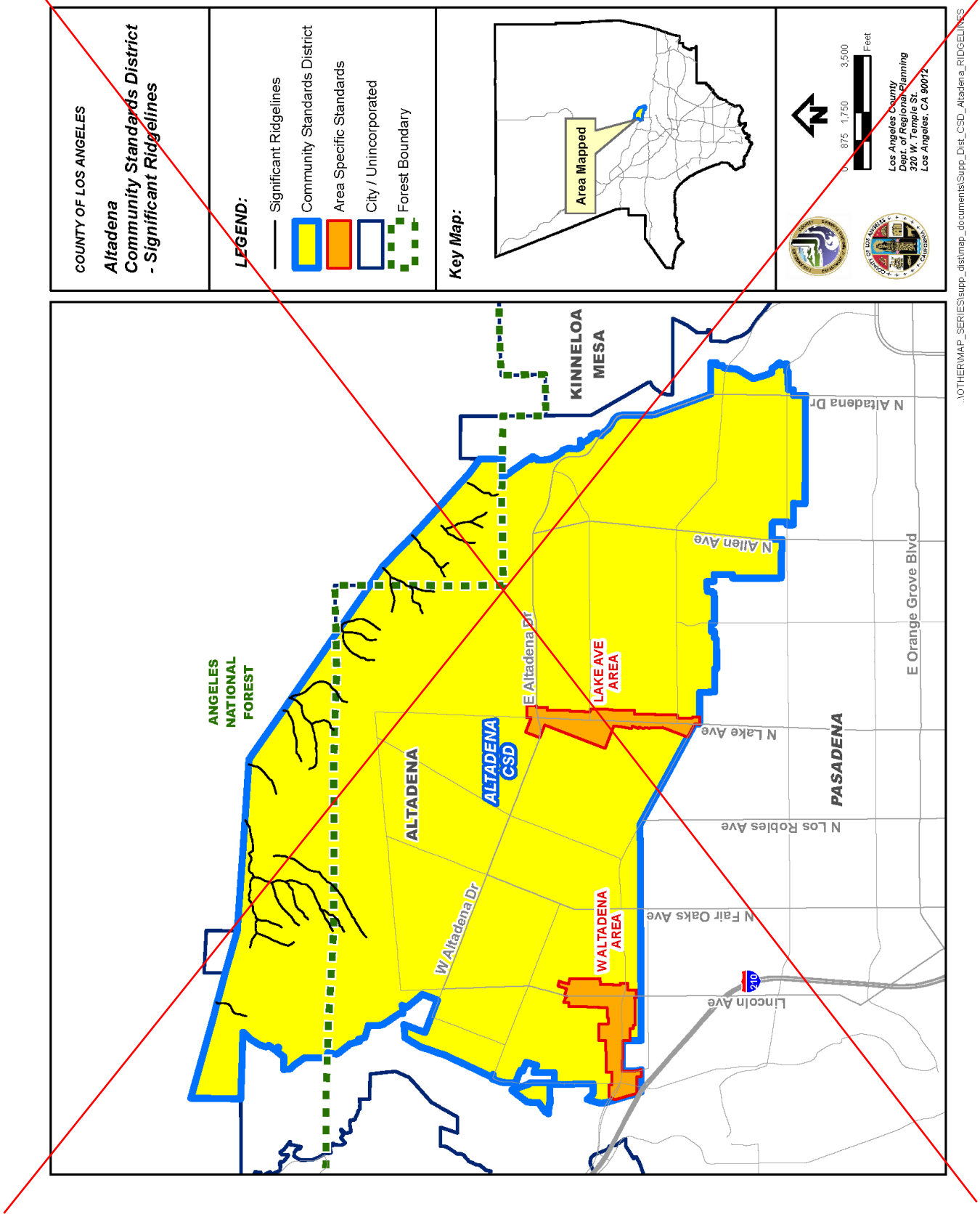
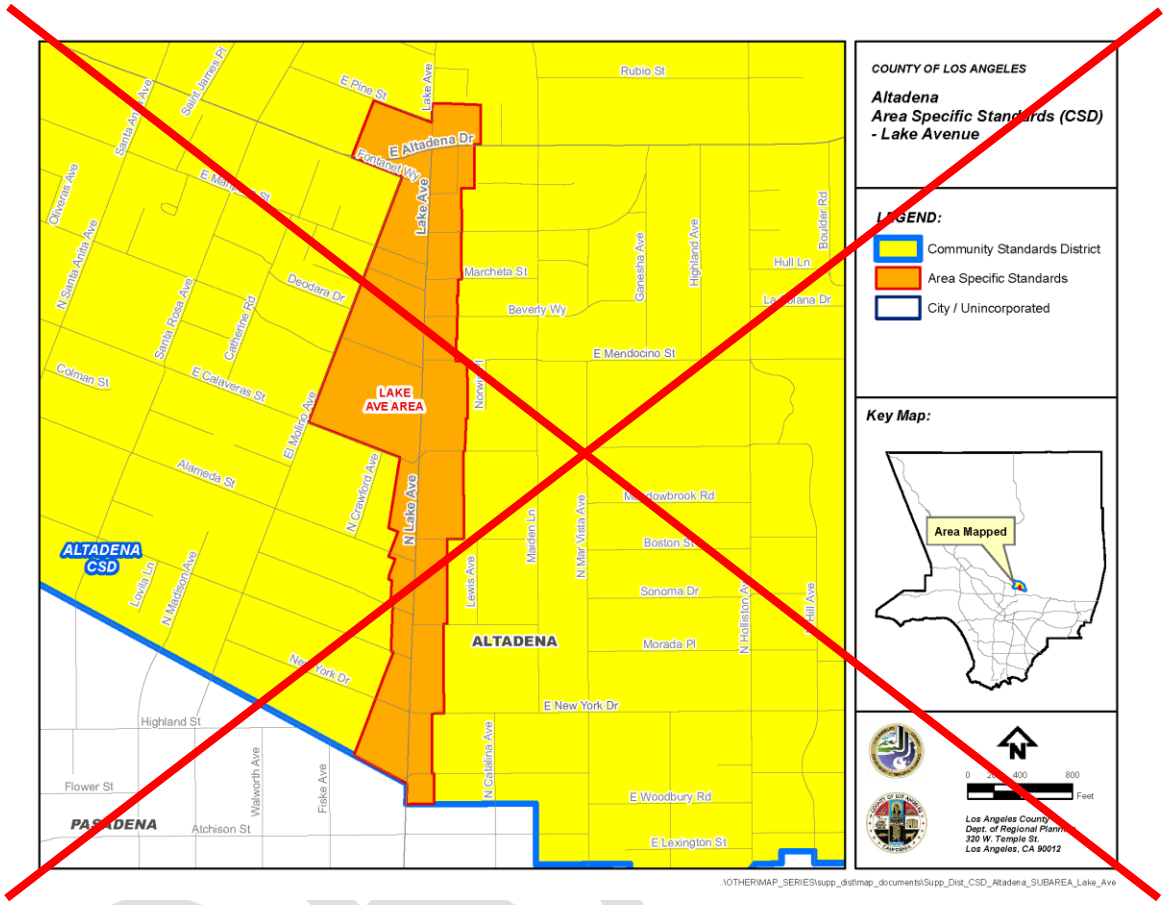
~~**FIGURE 22.44.127-A:ALTADENA CSD BOUNDARY**~~



~~FIGURE 22.44.127-B:SIGNIFICANT RIDGELINES~~



~~FIGURE 22.44.127-D: LAKE AVENUE MIXED USE CENTER AREA~~



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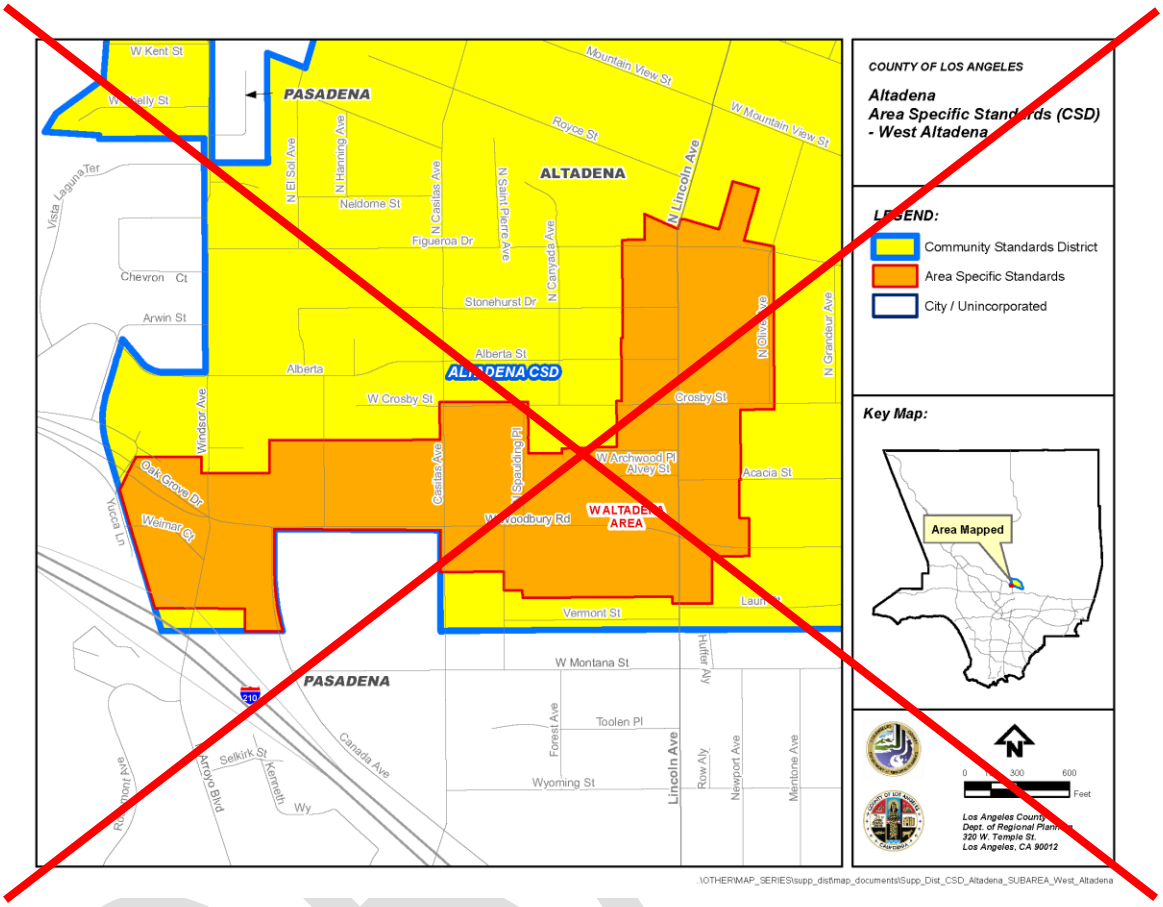
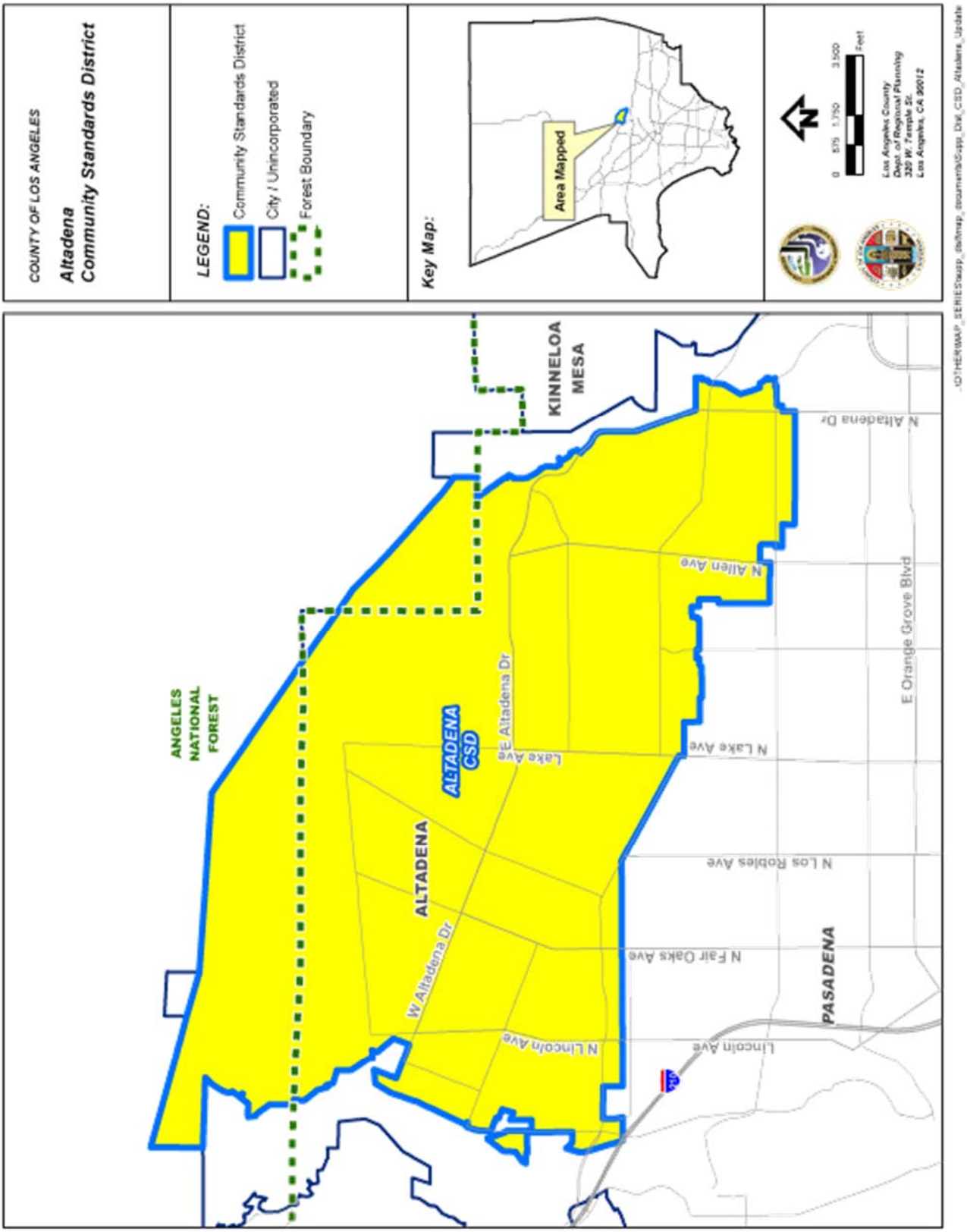
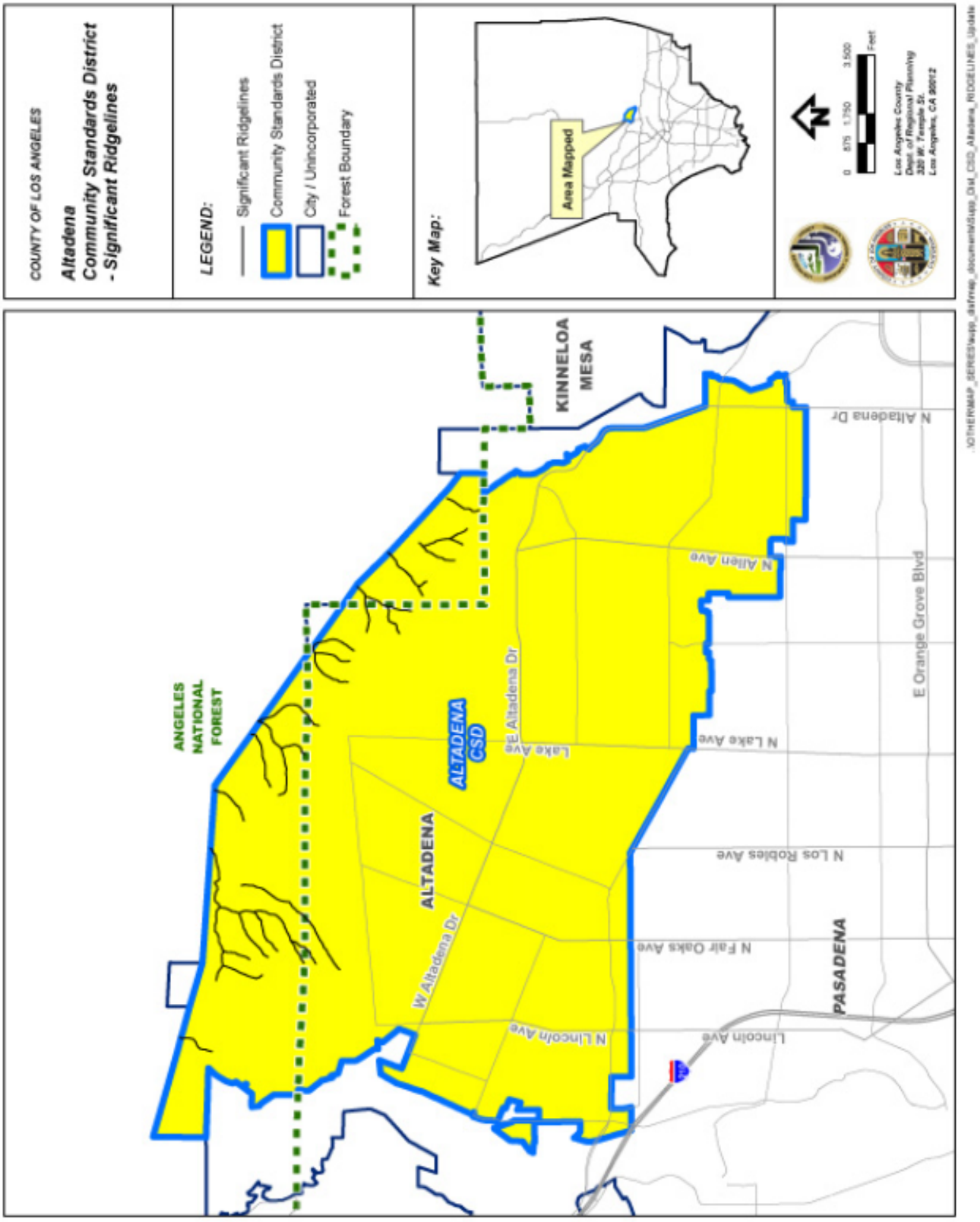

COUNTY OF LOS ANGELES
Altadena
Area Specific Standards (CSD)
- West Altadena
LEGEND:
Community Standards District
Area Specific Standards
City / Unincorporated
Key Map:
Area Mapped
PASADENA
ALTADENA
ALTADENA CSD
W ALTADENA AREA
W Kent St
Mountain View St
W Mountain View St
Royce St
N Lincoln Ave
N El Sol Ave
N Hanning Ave
N Casitas Ave
N Santa Anita Ave
N Canyada Ave
N Grandeur Ave
Neldome St
Figueroa Dr
Stonehurst Dr
Alberta St
Alberta
W Crosby St
Crosby St
Windsor Ave
Oak Grove Dr
Weimar Ct
Yucca Ln
Casitas Ave
W Archwood Pl
Alvey St
Acacia St
Woodbury Rd
Vermont St
W Montana St
Toolen Pl
Forest Ave
Wyoming St
Lincoln Ave
Row Aly
Newport Ave
Mentone Ave
Canada Ave
Arroyo Blvd
Selkirk St
Kenneth Wy
Vista Laguna Ter
Chevron Ct
Arwin St
0 300 600
Feet
Los Angeles County
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

MAP 22.44.127-A:ALTADENA CSD BOUNDARY

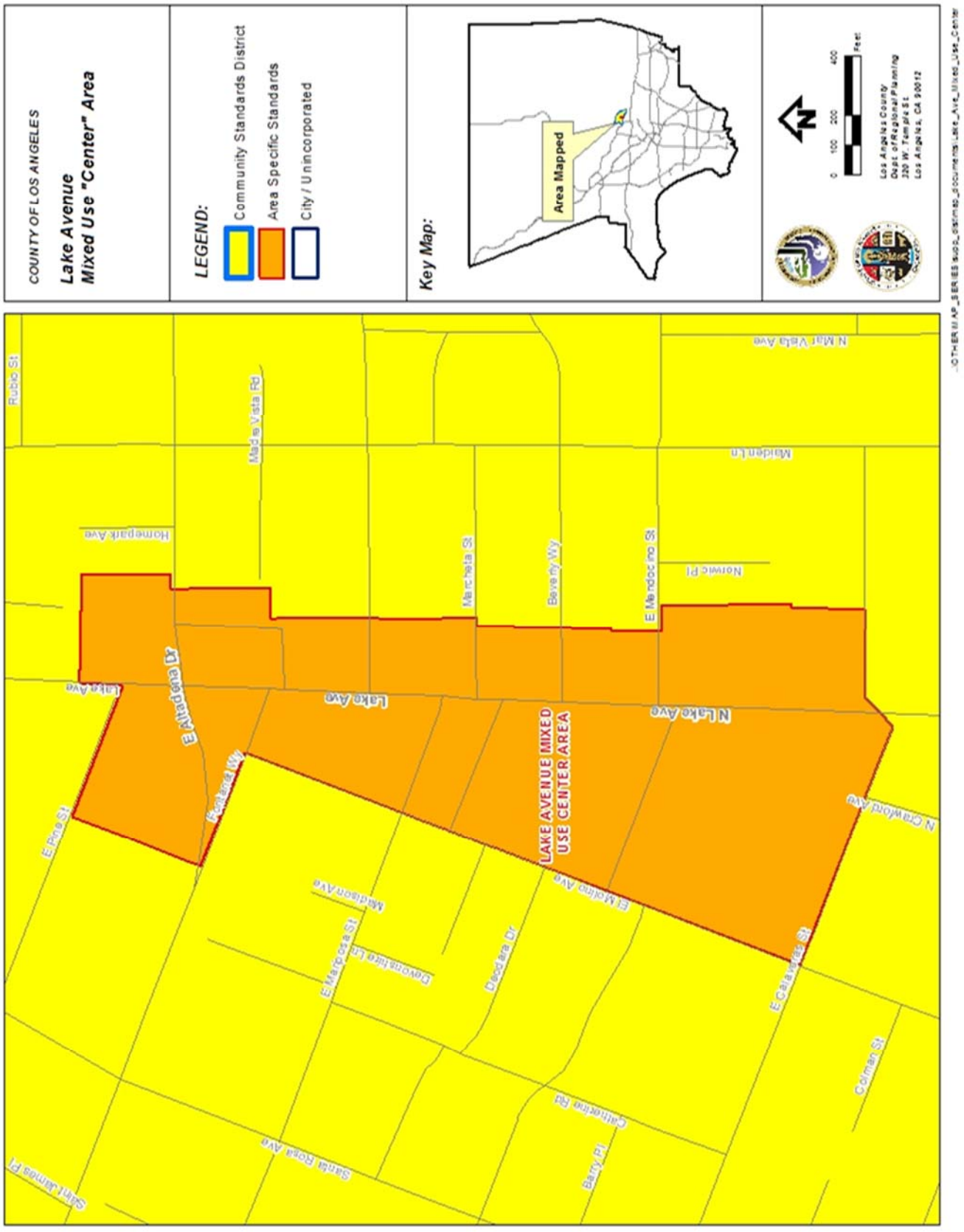


CSD DRAFT FOR CEQA ANALYSYS

MAP 22.44.127-B:SIGNIFICANT RIDGELINES



MAP 22.44.127-C: LAKE AVENUE MIXED USE CENTER AREA



ALTADENA TOWN COUNCIL
Subcommittee to Update Community Standards District (CSD)
RECOMMENDATIONS FOR RESIDENTIAL AREAS

17 March 2015

OBJECTIVES FOR CSD MODIFICATIONS

- Maintain intent of the existing standards of the current CSD for light, air, and privacy
- Maintain "diverse, eclectic, and unique character" of varied neighborhoods
- Retain "safe and peaceful neighborhoods"
- Make permitting process less cumbersome for Altadena residents
- Allow certain prevalent non-conforming uses
- Promote traffic and pedestrian safety
- Allow more small scale, low-impact home-businesses
- Rectify mistakes or unintended consequences in current CSD

USES

Filming in Residential Areas page 2
Bed & Breakfasts in Residential Areas page 3
Second Unit in R1 Areas page 4
Home Businesses in R1 Areas page 5
Agricultural Uses in R1 Areas page 8

SETBACKS

Front Yard Setbacks: Fences, Hedges & Walls page 9
Front Yard Setbacks: Blocks with Widely Varying Setbacks page 11
Encroachment in Side Yard Setbacks page 12
Setbacks on Flag Lots & Lots with Narrow Street Frontage page 12
Front Yard `Setbacks in Hillside Areas page 13
Accessory Building Setbacks in Hillside Areas page 13
Swimming Pools & Spas in Side and Rear Setbacks page 14
Rear Yard Setbacks in R-3 zones page 14

Leaf Blower restrictions page 15

Use Issue: Filming in Residential Areas

Current Regs: Film LA, Inc., a private-non-profit organization, coordinates and processes permits for on-location motion picture, television and commercial production. They negotiate rules for specific areas, and often attach special filming conditions.

Some Altadena areas currently covered by Special Filming Conditions (the Meadows, Country Club).

Discussion Positive:
1) Filming generates significant income for some homeowners & some income for neighbors
2) Provides high wage employment for many people in Altadena and the entire Southern California region.

Negative:
1) Certain homes are used many times a year and become a nuisance to neighbors
2) Filming can cause traffic problems, particularly on narrower streets

Proposed: 1. Limit parking to one side of street only for production trucks, Sheriff's vehicles and security cars, with posted No Parking on opposite side of street.
2, Provide off-site parking for cast and crew
3. Include prep and strike days as part of filming permit

Use Issue: Bed & Breakfasts in R-1 and R-2 Zoned Areas

Current Regs: B&Bs are regulated as Rooming Houses under Health Dept. code.
Under this code, serving food to up to 7 people does not require a commercial kitchen

LA County Santa Monica Mountain North Area CSD successfully adopted regulations for B&Bs which the Altadena CSD Subcommittee proposes adapting to apply to Altadena (22.44.133, E. a)

Discussion: The CSD Subcommittee believes B&Bs will be a positive addition to the Altadena community because:
1. They will provide a local place for friends and relatives of Altadena Residents to stay when visiting, allowing guests to enjoy Altadena
2. They will offer small business opportunities for Altadena residents,
3. B&Bs provide a positive alternative use for some of the many large houses in Altadena now frequently re-purposed as group homes

Proposed: 1. Facility must retain residential character.
2. Facility to be operated and maintained by owner or lessee, and shall be primary residence of owner/lessee or a full-time manager.
3. Facility shall not contain more than seven guest rooms.
4. Guest rooms shall be in existing residence, or in ancillary buildings as in a bungalow court or a residence with ancillary unit.
5. One on-site parking space, which may be uncovered, to be provided for each guest room
6. Serving and consumption of food and beverages shall be restricted to residents and guests of the facility. No restaurant open to the general public shall be permitted. No banquets.
7. Signage: one wall-mounted or freestanding sign shall be permitted provided that such sign does not exceed 6 square feet, which may be double-sided. Sign shall not be lighted.

Use Issue: Second Units in R-1 Zones

Current regs: California State Law (AB 1866) mandates allowing second units in single family residential areas, and eases restrictions on allowing second units in areas without changing zoning.

Until recently, Los Angeles County Code did not follow the State law. Second units, granny flats, guest units, etc., are now allowed in R-1 zones.+

Discussion: Second-units (AKA: in-law apartments, granny flats, accessory apartments or units) provide an important source of affordable housing.

Altadena has a great many existing second units already in existence that predate or are not in compliance with the law. There is obviously a need and demand for second-units.

Second-units provide income for homeowners.

Second-units provide much needed rental housing.

Second-unit facilitate multi-generational families to live together, provides housing for family members, and allows home care providers to live in a 2nd unit, facilitating aging in place.

LA County Health Department requires septic systems to be sized based upon bedroom count so they are adequate to handle the extra load associated with a 2nd unit, and traffic is generally not a problem in Altadena, so these factors would not be a factor in prohibiting second units.

Some Altadena residents may be opposed to allowing second units in some Altadena R-1 areas.

Proposed: The law that mandates 2nd unit should be explained to the community, and a clear policy should govern the issuance of building permits for 2nd units.

Allow second units in R1 areas by-right with certain exceptions. For those exceptions, Director's Review is required versus a CUP. Only exceptions are:

- very high Fire Hazard Severity zone
- Significant Environmental Area (SEA)

Unit parking may be tandem, and parking surface to be pavement, mulch, gravel or other permeable surfaces, but no parking on landscaped areas.

Note: Property must still comply with all other County and CSD standards for R-1 Zoning

Use Issue: Home Business in R-1 Zones

Current regs: Indoor businesses in R-1 zoned properties are allowed from 8 AM to 8 PM, with a maximum of one employee who must have off-street parking. One visitor vehicle per hour is allowed. Only machines allowed are computers and office equipment. County code lists many businesses specifically excluded from R-1zones.

Discussion: CSD Subcommittee concurred that rules for home-based businesses should be made more permissive:
1. To promote vocational diversity in a changing economy with diminishing opportunities for standard employment in commercially zoned buildings.
2. To allow opportunities for entrepreneurship, requiring less punitive start-up costs.
3. To reduce environmental costs of commuting for employment
4. To reduce costs and make it more convenient for Altadenans seeking services locally

Altadena currently has many small home based businesses that contribute to the community's economic opportunity and diversity, and should be encouraged. Regulations should not discourage home based businesses, yet should minimize impact on neighbors.

Currently, home based occupations cannot be in a garage, and only one business per home, only one employee, one client visit per hour and one car per client, 8:00 am to 8:00 pm, only computers and office equipment allowed as machines for home based businesses. County code lists many businesses specifically excluded from residential zones, and the CSD Subcommittee discussed them one-by-one.

Members discussed home businesses they have observed in residential neighborhoods, which for the most part have not caused problems: artist, jewelry maker, boarding horses, hairdresser/barber, contractor's yard, movie lighting, child care, parties & receptions, internet and technology businesses, consulting, machine shop, tax preparation.

We thought it best to retain prohibitions on adult entertainment, ambulance, auto repair, auto washing, and funeral home businesses

Classes, such as yoga, dance, art, etc., are currently not allowed, and the group felt that limited use of residences for classes should be allowed.

Proposed: Following is a break down of group discussion with current regulations and suggested changes. No final recommendations are made.

Current regulation	Recommended change
One client per hour, one client at a time	Restricts holding classes (art, crafts, etc.) or group therapy. Number of clients per hour should not be limited, subject to noise regulations such as using the home as an entertainment venue.
Hours of operation limited to 8:00 am -8:00 pm	To allow classes or group sessions hours should be 7:00 am to 9:00 pm.
Client and staff parking is required on site	Staff parking should be required on site but clients should be allowed to park on street.
Equipment is restricted to office equipment (computers, printers, etc.)	Equipment use should be regulated on the basis of noise, smell or chemical fumes. Example: exercise and photography equipment should be permitted.
Businesses may not operate in a garage	Relax restrictions on use of garage for business, providing that off street parking space is adequate for size of house. Example: photography studio, yoga studio.
Many occupations and types of businesses in homes are currently prohibited by County Code, including beautician/barber, yoga, photography lab, recording and movie production, garment manufacturing.	Home businesses should be regulated primarily on the basis of noise, dust and fumes, not on the basis of type of occupation or service provided. Most professional and technical occupations should be permitted. Restrictions on adult entertainment, auto repair and washing, funeral home, limousine and ambulance services should be retained. Home beauty/barber businesses may need specific restrictions to deal with regular traffic throughout the day. Note: restrictions on parking on street are in the jurisdiction of county Roads Department. We cannot restrict street parking in residential areas.

Home businesses are restricted in R2 zones	Businesses conducted in R2 zones present a problem due to parking and crowded facilities in apartment or condos. We will consider leaving R@ restrictions as they stand.
County has restrictions on frequency of yard sales −2 times per year, or more if obtaining a permit. County regulations are currently being revised.	County regulations are appropriate. Garage sales should be limited to one sale per calendar quarter. We recommend requiring signs to be taken down within 3 days of a sale, but no permit required.
Classes, yoga, painting, drawing, exercise, etc.	Consider allowing 10 people max size , twice weekly. 9 AM to 10 PM

Allow more types of home-based businesses, removing regulations limiting machinery to "light office equipment," but still subject to limitations on noise, fumes and dust. For example, film editing, sound editing, wood shop, upholstery, picture framing, sewing machines, letter presses.

Relax limits on using garage for business (not living quarters), but maintain existing on-site parking requirements (i.e., home must still provide adequate off street parking on site).

Home businesses in R-3 (apartment) zones will continue to be limited to current County Code for number of employees, hours, and parking

Business operators must reside in the home (home would not be vacant at night).

Continue to prohibit certain businesses, but allow others currently prohibited. (listed below).

Businesses that would continue to be prohibited:

- Adult entertainment
- Ambulance
- Auto repair and work
- Auto washing
- Body piercing
- Funeral home
- Physician
- Restaurant
- Retail sales
- Veterinarian
- Dentist
- Tattoo parlor
- Welding or machine shop
- Garment manufacturing
- Tow truck services
- Recording or movie studio

Currently prohibited home-based businesses that would be permitted:

• Animal training (subject to number limit TBD)
• Seamstress and Tailor
• Photography lab
• Upholstery
• Dog & Cat grooming
• Yoga/spa/retreat center
(Home-based business Recommendations, continued)

More than one business may be conducted in a home, but for each home:
• Allow office visits and lasses from 8 AM to 9 PM
• Allow one visitor/client per hour (except for classes)
• Limit classes to 2 per week, maximum of 10 persons per class
• Require staff parking on site, client parking allowed on street
• No business signage allowed

Use Issue: Urban Agriculture

Current regs: Health Dept. regulates animal husbandry in R1 zones. CSD cannot over ride health codes. However, numbers and types of animals that can be kept are regulated in zoning codes and can be modified.

Current code allows hoofed animals such as horses, mules, goats, sheep, lamas and cattle on any lot 15,000 sq. feet or greater, one animal per 5,000 sq. ft.

Discussion: CSD subcommittee concurs with the general interest in encouraging urban agriculture in Altadena as expressed at the visioning sessions.

We would like to see existing codes slightly less restrictive. Currently, keeping any hoofed animal requires a lot size of 15,000 sq. ft. or greater, which discriminates against people with small lots.

Bee keeping is not allowed. We believe that homeowners should be able to keep up to two beehives on their property.

Proposed: Allow owners of smaller properties to keep sheep and goats, one animal per 5,000 sq. ft.
Allow owners of properties 10,000 sq. ft or more to have up to 2 llamas or alpacas per 5,000 sq. ft.
Allow pot-bellied pigs as pets
Allow bee keeping with some specific limits and conditions

Setback Issue: Fences, Walls and Hedges in Front Yard Setbacks

Current regs: Fences, walls or hedges over 42"in height are not allowed in R-1 front yard setbacks. Current Altadena CSD requires a Conditional User Permit (CUP) to build a taller fence or wall in a front setback. County Code requires only a Director's Review to change fence setback requirement for flag lots only.

A CUP requires notifying neighbors with a 1,000 ft. radius, a public hearing, currently costs over $8,000, and takes about a year and a half.

A Director's Review currently costs about $800, requires notifying neighbors within a 1,000 foot radius and requires no public hearing unless 2 or more neighbors object.

A 10-year moratorium on enforcing regulations on non-conforming fences, walls, and hedges was declared in 2000, and no action has been taken since the moratorium expired IN 2010.

Discussion: Shrubbery, fences, hedges and walls have become part of the rustic, non-uniform look in some neighborhoods in Altadena. An estimated 20% of homes in Altadena are currently out of compliance with regulations for front yard fences and hedges.

A 14 year moratorium on enforcement of setbacks has resulted in an estimated one thousand non-conforming fences and hedges.

County zoning and code enforcement need fair and enforceable rules, consistent with existing conditions.

Implementation of a "Grandfather clause"allowing existing non-conforming fences and walls to be "grandfathered in"is not feasible according to County Planning Dept.

Uses of front yards are changing as people annex front yards as outdoor rooms and extensions of their spaces. Traditional lawns are no longer feasible due to drought and restrictions on water usage, so the traditional American look of green lawns rolling down to the street is no longer feasible.

The CSD Subcommittee distinguished fences that present an attractive face to the street from others that are on or very close to the curb, aggressively unattractive and seem to shout "keep out". Fences judged more acceptable were set back from the street with landscaping and greenery in front. It was noted, too, that many walls, fences and hedges –particularly those judged unattractive -- are located within the County right-of-way.

Chain link fences are considered unattractive by the subcommittee. Barbed wire fences, fences with razor wire, and walls with broken glass are considered aggressively ugly and hostile to the neighborhood.

Objectives: Allow, by right, certain fences and hedges in the fron yard setback that are currently not allowed.

Establish a streamlined application process for a Director's Review to consider allowing certain fences and hedges up to 6 feet high in fron yards that meet established criteria, replacing the current process that requires a CUP.

Create a local committee to provide consistent guidelines and criteria to Director for review of applications.

Proposed: Allow by right:

- bottom 42"can be solid (consistent with current rules)
- see-though (85% or greater non-solid) fences higher than 42"up to six feet.
- landscaped setbacks, greater than
  - –6 ft. minimum setback from street
  - –2-1/2 ft. from County sidewalk
  - –2-1/2 ft. from property line

Allow certain non-conforming fences with a Director's Review:

- notify residents within a 1,000 ft. radius (more than 3 objections may result in refusal –most weight given to adjacent neighboring homes each side of applicant
- Applicant to provide fence plan and front elevation, including landscaping

Criteria for approval/rejection:

Primary Criteria for Approval (must be met)

- Fence must not cause traffic visibility safety issue at corners and driveways
- Must ensure adequate room at driveway gate to pull in without obstructing traffic
- If there is a sidewalk, the fence or hedge must be set back at least 2-1/2 ft. from the sidewalk to ensure walkability

Secondary Criteria for Consideration

Landscaped setback the greater of the following:
- 6 ft. minimum setback from street, or
- 2-1/2 ft. from County sidewalk, or
- 2-1/2 ft. from property line

A fence may be determined to be consistent wih neighborhood character if two immediately adjacent homes on both sides have similar fences or hedges.

Give special consideration to allow 6 ft. solid fences on some high traffic arterial streets for noise mitigation and privacy
- Determined by LA County 'Level of Service'
- Major Arterial
- minor Arterial (may also consider input from County traffic personnel
- Traffic safety and walkability provisions still apply

A Director's Review (requiring notification of all neighbors within 1,000 feet) is applied for, and there are no more than three objections from these nearby properties.

Director should give special consideration to fences on blocks where 25% or more of homes have barriers in front setbacks.

Allow chain link only on 42"high fences with vine or hedge on street side of fence to block view of chain link

No broken glass, razor or barbed wire atop walls and fences.

No fences or hedges within County right-of-way.``

Setback Issue: Front Yard Setbacks: Blocks with Widely Varying Setbacks

Current regs: To determine the setback for new construction, all setbacks of existing properties are measured, and the average distance becomes the minimum setback for any new construction. This is called the "prevailing setback," and is mandated by the existing CSD.

Discussion: Altadena has areas with widely varying lot sizes and setbacks, with small subdivided lots. There are cases where the prevailing setback rule makes it impossible for someone to add on to the front of their house, even if their house is set back farther than others on the block.

Proposed: Additions of 600 square feet or less should be exempt from the average setback rule if the required front setback is the same as, or deeper than, any other existing permitted

building on the block. However, all new construction should have a minimum 20 foot setback.

Consider repealing the Average Setback Rule entirely. Minimum setback in Altadena is 20' from property line. Some blocks have uniform setbacks greater than 20', and these should be maintained.

Setback Issue: Encroachment in Side Yard Setbacks

Current regs: Minimum side yard setback is 5 feet for a single story dwelling, 10 feet for a 2-story dwelling. Per the current CSD, lots wider than 50', minimum side setback is 10% of lot width for single story, 15% for 2-story.

Discussion: Most Altadena homes were built prior to the CSD, and many have less than the required side yard setback. A common CUP request is to allow additions that continue the line of the side of the house along the existing setback, rather than requiring a new addition to jog, which often complicates construction, looks peculiar, and is inconsistent with the original architecture.

Proposed: "A single addition of 500 square feet or less may encroach into a required side yard setback if it continues in the plane of the existing building, or it has a greater setback than the existing building, so long as the remaining side setback is not less than 5feet, and the height of the addition does not exceed 15 feet. A 2-story addition higher than 15 feet is permissible if the addition extends the roof-line of an existing building."

Setback Issue: Setbacks on Flag Lots and Odd Shaped Lots with Narrow Street Frontage

Flag lots are properties connected to the street by long, narrow strips of land adequate to provide driveway access. There are a great many flag lots in Altadena.
There are also many other odd shaped lots in Altadena that may not be flag lots, technically speaking, but present similar setback issues. These odd shaped lots may have a relatively narrow street frontage (50 ft. or less), but have lot dimensions (length, width, or both)that are much longer than the street frontage, such that the lot does not naturally have a front yard that orients to the street in the same manner as a conventional rectangular lot. (ie: it ay be pie-shaped or trapezoidal with a narrow street front.

Current regs: Provisions for Flag Lot setbacks are made in the County Code (22.48.50 Flag Lots) allowing flexibility in determining front, side and rear yards, and allowing a 10' uniform setback for front, side, and rear yard setbacks.

Current CSD overrules provisions in County Code on flag lot properties of 7,500 square feet or greater(which, as a practical matter, means almost all lots, as 7500 sq. ft. is

minimum lot size virtually everywhere in Altadena) and much of that square footage must be dedicated for a driveway.

Discussion: CUPs for flag lots have come before the LUC a number of times.
It is not known why the drafters of the current CSD elected to override the County code Flag Lot, but with hindsight it does not appear this was a good idea.

The nature of flag lots (and other odd shaped lots with narrow street frontages) is that they do not readily adapt to standard setback rules, because what is considered a front yard may be adjacent to neighboring back yards, and sometimes side yards.

In Altadena, many flag lots and other odd shaped lots are situated in steep hillside areas where greater flexibility of siting structures can minimize grading and make it possible to take advantage of special site features.

Due to the peculiarity of flag lots and other odd shaped lots, which are usually situated in the middle of blocks, we feel that more, rather than less, flexibility should be given in siting structures on the lot to fit special site conditions.

Proposed: Strike the flag lot provision in the current CSD. Allow a uniform setback of 10 feet

Setback Issue: Front Yard Setbacks in Hillside Areas

Discussion: County code (22.48.080) allows for 50% reduction in setback on very steep sites in hillside areas. This is over-ridden by CSD: D.1.d.ii & iii. But we should allow smaller setbacks in hillside areas to reduce grading. Reducing grading and scarring of the hillsides was one of the prime movers of the Hillside Development amendments to the CSD made law in 2010.

Current regs: Must maintain existing or prevailing setback under the CSD

Proposed: Change language to allow reduced setback in hillside areas per County code.

Furthermore, we propose that permission should be at the discretion of the planner even in situations where grade is less steep than defined in the code, if reducing setback would result in significantly reducing the amount of grading required.

Setback Issue: Accessory Buildings in Hillside Areas

Discussion: County Code allows accessory buildings (garages & carports) to be built within front setbacks in steep hillside areas. When new CSD hillside regulations were adopted, this code was over-written.

Current Regs: Existing regulations allowing garages & carports in front setbacks as specified in County code should be reinstated.

Proposed: The standard for the County allowing garages & carports in front setbacks on steep sites reduces excessive grading for driveways and structures, lessens construction difficulties, and helps to preserve hillsides. It should be reinstated.

Setback Issue: Swimming Pools in Side & Rear Setbacks

Current regs: Swimming pools, in-ground spas or hot-tubs, and therapy pools are considered 'structures'. A pool or spa is allowed to be built in the rear setback as long as it is at least 5 feet from the rear property line, and may encroach on the mandated side setback as long as it is minimum 5 'from the side property line, but cannot be located in both a rear and side setback.

Discussion: No reason could be found to prohibit a pool from encroaching into both setbacks at the same time. This offers flexibility to site the pool in the best possible place.

Proposed: "Swimming pools, spas and therapy pools are permitted in a rear yard setback and in a side yard setback, or both, provided that these structures are not closer than 5 feet to any lot line."(Section 22. 48. 150 of County Code)

Setback Issue: Rear Setbacks in R-3 Zones

Current regs: a 15' foot building setback is required, and a height of 35' is allowed (3 stories).

Discussion: R-3 zones are usually adjacent to R-1 zones, and a 3 story apartment house would loom over a small single story house.

In apartment houses, the setback area is frequently paved and used for parking.

Proposed: That in this setback, the 5' closest to the property line be dedicated as a landscape buffer.

Use Issue: Limits on use of Leaf Blowers

Current regs: none that we know of

Discussion: Leaf blower noise, dust and pollution are pervasive in Altadena, and other cities such as Pasadena have restricted hours of use and restricted noise levels.

Leaf blowers with 4-cyle engines that are much quieter than older models are now available, and, in fact, subsidized by the AQMD.

Proposed: Restrict hours of use of leaf blowers, reduce length of time that blower can be used on a job. Maximum allowable noise level should be 65 decibels at a distance of 50 feet.

Base new restrictions on Pasadena City code 9.37.030.

ALTADENA COMMUNITY STANDARDS DISTRICT SUBCOMMITTEE
Commercial Group – Proposed Revisions
November 11, 2014

Item #	Topic	CSD Clause Sect. Ref.	Current Language	Proposed Language	Rationale	Comments
A. ENCOURAGE DIVERSITY OF ARCHITECTURE						
1	Building Height Limit	p. 16, E.1, c.i.	Maximum Building Height (Including Signs) = 35 feet	Allow increased maximum height limit of 48 feet for mixed use projects	Permit 3 floors of residential or office over ground floor retail to encourage mixed use developments. Mixed used developments reduce car trips, promote walkability and help to "energize" a commercial area throughout the day. Mixed use developments create off peak parking synergies.	Assuming the ground floor retail is a Type 1 (concrete and steel) construction "podium", 3 stories of residential or office would be allowed over the retail "podium". The standards for landscape and height buffers from adjoining SFD Residential zones that are described elsewhere in the CSD would also apply to the mixed use developments.
2	Building Color	p. 19	Earth Tones & Muted Pastels	Delete	Current Design Standards led to "Blah" Design	County advised CSD committee that there is no Design Review in Approval process so CSD should not contain design standards that require approval.
3	Wall Finish	p. 25	Preserve and enhance a Mediterranean environment	Remove requirement for Mediterranean & primarily stucco	Altadena commercial areas are eclectic and should stay that way. Current CSD efforts to force Mediterranean led to bad architecture	Altadena is not primarily Mediterranean and stucco. It is a more eclectic mix of architectural styles and should continue in that vein.
4	Architectural Elements	25 I	Architectural Elements. Buildings must incorporate at least five of the following architectural elements and desirable uses:	Change to 3 of the following and Add benches and raised planters	5 architectural elements may result in crowded design depending on the size and massing. Benches and raised planters would help to create a pedestrian oriented streetscape.	

Item #	Topic	CSD Clause Sect. Ref.	Current Language	Proposed Language	Rationale	Comments
B. ENCOURAGE PEDESTRIAN ORIENTED RETAIL						
1	Zone C-2	p. 21	CUP required for more than 5 commercial tenants (without dividing walls between tenants)	Discretionary Director's Review Required		The objective is to encourage Antique Malls or Art Galleries of this nature.
2	Self-Storage	p. 21		No Self-Storage permitted in C1, C2, C3, and CPD. Permit Self-Storage in CM Zone with Discretionary Director's Review	Self-Storage facilities "deaden" the energy of pedestrian oriented retail and should not be allowed in the commercial retail areas of Altadena. Conversely, we want to encourage self-storage uses in the CM zoned areas.	
3	Auto Service	p. 21		Auto Service not permitted in C1, C2, C3 and CPD. Auto Service permitted in CM with Discretionary Director's Review Gas Station is permitted in C2, C3 with no more than 3 service bays	The objective is to discourage Auto Service Uses in the commercial retail zones & encourage Auto Service Used in the CM or Industrial zones. Auto uses "deaden" the energy of the pedestrian oriented retail that we are trying to encourage. Conversely, we want Auto services in the CM zoned areas to support local businesses and reduce travel time "down the hill" to those services.	

ALTADENA COMMUNITY STANDARDS DISTRICT SUBCOMMITTEE
Commercial Group – Proposed Revisions
November 11, 2014

Item #	*Topic*	*CSD Clause Sect. Ref.*	*Current Language*	*Proposed Language*	*Rationale*	*Comments*
4	Parking	p. 22 d. v.		No on-site parking requirement for new retail uses less than 5,000 SF and new restaurant uses of less than 40 persons maximum occupancy. Existing Structures would be exempt from any additional parking requirements.	The original commercial retail areas of Altadena were historically designed and built based upon pedestrian oriented "Street Retail" with sidewalks and street parking. We want to encourage that historic built environment to preserve our history but also to make our retail areas walkable.	In order for this concept to be most successful, public parking "pods" should be sprinkled throughout the commercial retail areas. Examples of this include most revitalized old historic downtown districts such as Monrovia, Sierra Madre, Montrose and on a larger scale – Old Pasadena and Beverly Hills. The CSD committee has identified land owned by the county and others that could be used for the parking pods.
5	List of permitted uses			Review and revise (as needed) the list of permitted uses in all commercial zones.		
6	Overnight Parking – Oversize Vehicles			Off Street Overnight Parking for oversize vehicles would be prohibited in the C-1, 2 &, 3 zones.	The objective is to prohibit large vehicles from permanently parking on commercial zoned property for extended periods of time, reducing parking availability and creating unsightly conditions including "bootleg" advertising on the side of trucks.	Off Street Overnight Parking for oversize vehicles would be permitted in the CM zone. Oversize vehicle would be defined to be slightly larger than County Code for oversize vehicle to permit a food truck to park overnight in a restaurant parking lot. Oversize vehicles would be permitted to park on commercial property if they are not in view from the street or from adjacent properties.

C. ENCOURAGE MIXED USE						
1	Zone C-2	p. 21 E.1.d.i		Permit Multi-family & Mixed use in C-2 Zone, Also permit in C-3.		
2		p. 22 iii	Maximum Floor Area Ratio (FAR = 2.7)	Modify, as needed to permit 4 stories for mixed use.		
3	Live-Work			Live/Work space would be permitted in All C zones and in R-3 zones.	Encourage small business in the commercial and R-3 areas by allowing Live/Work space	Refer to the City of LA ordinance provisions for Live/Work as a guideline.

D. INCREASE VISIBILITY OF ALTADENA BUSINESSES THROUGH BETTER SIGNAGE STANDARDS						
1	Prohibited Signs	P. 8	Banner Signs of cloth or fabric prohibited	Permit Banner Signs, Streamers & Flags with size & time restrictions	Total restriction is a real problem for retail businesses	
2	Signs – Prohibited	p. __ (11), (b)	Holiday Decorations			
3	Signage Colors	(k) 1	3 colors, compliment building colors	Consider for all commercial district		
4	Wall Signs	p. ___ 3.A. (iii)	Doesn't allow signs perpendicular to walls.	Allow Perpendicular signs (with certain limits)		We recommend adapting the Pasadena sign ordinance. Prepare a summary of the key elements of the Pasadena Sign Ordinance and include drawings to better describe the signs that are permitted and the signs that are not permitted.
5	Signage – Sandwich boards & other Sidewalk signage	17		Permit non-permanent free standing signage on private property. 1 sign, in front of the business establishment building. Max height = 60". Max width = 36". 5' of clearance on sidewalk required for pedestrian passage.		

E. ENCOURAGE RESTAURANTS & OUTDOOR DINING						
1	Outdoor Dining on Private Property			Outdoor Dining would be permitted by established restaurants on their own property. No permit would be required. No fee would be charged.	Encourage outdoor dining in Altadena.	Similar restrictions on hours, noise and alcohol as those applied by County Code for Outdoor dining on the public right of way (sidewalks) would be applied.
2	Restaurant Liquor License		County Code 22.56.195 – CUP required for Liquor License for restaurants. County Code 22.56.195 B.3. – No undue concentration .	Minor CUP required with the same restrictions and provisions as in the current CUP language. No package goods.	Encourage restaurants to locate in Altadena.	Public notification is still required as part of a Minor CUP process.

F. REQUIRE HIGHER MAINTENANCE REQUIREMENTS FOR VACANT COMMERCIAL PROPERTIES						
1	Temporary Fences	p. 20, E1		Define temporary fences vs Permanent fences. Allow temporary fences for no more than 1 year or while permitted construction is actively underway. After 1 year or the cessation of active construction, the temporary fence must be removed. If a hazard (such as a dangerous land condition - E.G. – the "crater" on Lake and Calaveras) or attractive nuisance is on the property (such as partially constructed and vacant improvements where the construction is not currently active) then the temporary fence must be replaced with a permanent fence that conforms to County Code and/or CSD standards for permanent fences. Also define a set back and landscaping with irrigation requirements for vacant lots with a permanent fence.		Look at La Crescenta and Montrose CSD for guidance. Consider noise and lighting shields and consider limiting hours of operations.

G. CREATE APPROPRIATE BUFFERS BETWEEN COMMERCIAL AND R-1 PROPERTIES						
1	Commercial Property adjoining Residential Property					Look at La Crescenta and Montrose CSD for guidance. Consider noise and lighting shields and consider limiting hours of operations.
2	Drive Through		Banned on Lake Ave District	Remove ban town wide. If adjacent to "R" zoned property, allow with CUP with cleanup plan, traffic plan, noise plan, and public hearing and permit hours of operation from 6AM to 12AM. If not adjacent to "R" zoned property, allow with a Director's review and permit 24 hour operation. Sufficient traffic queuing must be available on-site so the traffic queue does not go into the street.	There are many new drive-through concepts that would benefit Altadena and consumers here, often seen as a road block to bringing in businesses like banks, pharmacies and coffee shops.	

H. SIMPLIFY & STANDARDIZE COMMERCIAL STANDARDS TO PROMOTE BUSINESS EQUALLY IN ALL COMMERCIAL AREAS OF ALTADENA						
1	Districts	P. 28	Separate standards are created for the Lake Avenue district and the West Altadena Area Specific Plan	Create the same standards for all commercial retail districts.	Many retail districts aren't mentioned in the CSD including Fair Oaks corridor, Washington Corridor, Allen & New York Drive. These areas default to the County general standards which don't encourage new business. All districts should benefit from the CSD.	

PROPOSED ADDITIONAL HOME BASED OCCUPATIONS IN ALTADENA SINGLE FAMILY RESIDENTIAL ZONE ONLY

DEVELOPMENT STANDARDS		
SEAMSTRESS/TAILOR	**DIGITAL-ONLY PHOTO LAB**	**PICTURE FRAMING**
A maximum of four sewing machines shall be permitted for the home based occupation	Any non-digital photography or film laboratory activities or materials, other than for occupant's own use, shall be prohibited	Only assembly of finished wood or other finished products
Such sewing machine shall be non-commercial, non-industrial and domestic only	All processing operations of the home based occupation activity shall be conducted in an approved indoor space	All paints, stains and varnishes shall be used in a properly ventilated area and shall cause no odors or toxic chemicals to be detected beyond the property
All home based occupation activity shall be conducted in an approved indoor space	All home based occupation activity must be conducted in an approved indoor space	All home based occupation activity must be conducted in an approved indoor space
The home-based occupation shall not create or cause noise, dust, vibration, odor, gas, fumes, smoke, glare, electrical interferences, hazards or nuisances. There shall be no storage or use of toxic or hazardous materials other than the types and quantities customarily found in connection with a dwelling unit, as permitted by Title 22. No noise or sound shall be created which exceeds the levels contained in Chapter 12.08 (Noise Control) of the Los Angeles County Code	The home-based occupation shall not create or cause noise, dust, vibration, odor, gas, fumes, smoke, glare, electrical interferences, hazards or nuisances. There shall be no storage or use of toxic or hazardous materials other than the types and quantities customarily found in connection with a dwelling unit, as permitted by Title 22. No noise or sound shall be created which exceeds the levels contained in Chapter 12.08 (Noise Control) of the Los Angeles County Code	The home-based occupation shall not create or cause noise, dust, vibration, odor, gas, fumes, smoke, glare, electrical interferences, hazards or nuisances. There shall be no storage or use of toxic or hazardous materials other than the types and quantities customarily found in connection with a dwelling unit, as permitted by Title 22. No noise or sound shall be created which exceeds the levels contained in Chapter 12.08 (Noise Control) of the Los Angeles County Code
The home-based occupation shall not be conducted in any attached or unattached structure intended for the parking of automobiles	The home-based occupation shall not be conducted in any attached or unattached structure intended for the parking of automobiles	The home-based occupation shall not be conducted in any attached or unattached structure intended for the parking of automobiles
One on-site standard sized parking space shall be provided for such employee or volunteer in addition to other required parking set forth in Title 22.	One on-site standard sized parking space shall be provided for such employee or volunteer in addition to other required parking set forth in Title 22.	One on-site standard sized parking space shall be provided for such employee or volunteer in addition to other required parking set forth in Title 22.
The home-based occupation shall not generate pedestrian or vehicular traffic in excess of that which is customary for a dwelling unit, or which	The home-based occupation shall not generate pedestrian or vehicular traffic in excess of that which is customary for a dwelling unit, or which	The home-based occupation shall not generate pedestrian or vehicular traffic in excess of that which is customary for a dwelling unit, or which

PROPOSED ADDITIONAL HOME BASED OCCUPATIONS IN ALTADENA SINGLE FAMILY RESIDENTIAL ZONE ONLY

DEVELOPMENT STANDARDS		
SEAMSTRESS/TAILOR	**DIGITAL-ONLY PHOTO LAB**	**PICTURE FRAMING**
would have a disruptive effect on the neighborhood.	would have a disruptive effect on the neighborhood.	would have a disruptive effect on the neighborhood.
There shall be a maximum of two non-resident employees per property	There shall be a maximum of two non-resident employees per property	There shall be a maximum of two non-resident employees per property
The home-based occupation shall be demonstrably secondary and incidental to the primary dwelling unit and shall not change the character and appearance of the dwelling unit.	The home-based occupation shall be demonstrably secondary and incidental to the primary dwelling unit and shall not change the character and appearance of the dwelling unit.	The home-based occupation shall be demonstrably secondary and incidental to the primary dwelling unit and shall not change the character and appearance of the dwelling unit.
Signage, in any form, that indicates, advertises, or otherwise draws attention to the home-based occupation is prohibited.	Signage, in any form, that indicates, advertises, or otherwise draws attention to the home-based occupation is prohibited.	Signage, in any form, that indicates, advertises, or otherwise draws attention to the home-based occupation is prohibited.
No stock in trade, inventory or display of goods or materials shall be kept or maintained on the premises, except for incidental storage kept entirely within the dwelling unit.	No stock in trade, inventory or display of goods or materials shall be kept or maintained on the premises, except for incidental storage kept entirely within the dwelling unit.	No stock in trade, inventory or display of goods or materials shall be kept or maintained on the premises, except for incidental storage kept entirely within the dwelling unit.
The home-based occupation shall not involve the use of commercial vehicles for delivery of materials and products to or from the premises in excess of that which is customary for a dwelling unit or which has a disruptive effect on the neighborhood. Such delivery services can include, but are not limited to, United States mail, express mail and messenger services. No tractor trailer or similar heavy duty delivery or pickup shall be permitted in connection with the home-based business	The home-based occupation shall not involve the use of commercial vehicles for delivery of materials and products to or from the premises in excess of that which is customary for a dwelling unit or which has a disruptive effect on the neighborhood. Such delivery services can include, but are not limited to, United States mail, express mail and messenger services. No tractor trailer or similar heavy duty delivery or pickup shall be permitted in connection with the home-based business	The home-based occupation shall not involve the use of commercial vehicles for delivery of materials and products to or from the premises in excess of that which is customary for a dwelling unit or which has a disruptive effect on the neighborhood. Such delivery services can include, but are not limited to, United States mail, express mail and messenger services. No tractor trailer or similar heavy duty delivery or pickup shall be permitted in connection with the home-based business
Activities conducted and equipment or material used shall not change the type of construction of the residential	Activities conducted and equipment or material used shall not change the type of construction of the residential	Activities conducted and equipment or material used shall not change the type of construction of the residential

PROPOSED ADDITIONAL HOME BASED OCCUPATIONS IN ALTADENA SINGLE FAMILY RESIDENTIAL ZONE ONLY

DEVELOPMENT STANDARDS		
SEAMSTRESS/TAILOR	**DIGITAL-ONLY PHOTO LAB**	**PICTURE FRAMING**
occupancy and shall be subject to all required permits	occupancy and shall be subject to all required permits	occupancy and shall be subject to all required permits
There shall be a maximum of two home based occupations per property	There shall be a maximum of two home based occupations per property	There shall be a maximum of two home based occupations per property
No more than one client visit or one client vehicle per hour shall be permitted, and only from 8:00 a.m. to 8:00 p.m., Monday through Friday, in connection with the home-based occupation.	No more than one client visit or one client vehicle per hour shall be permitted, and only from 8:00 a.m. to 8:00 p.m., Monday through Friday, in connection with the home-based occupation.	No more than one client visit or one client vehicle per hour shall be permitted, and only from 8:00 a.m. to 8:00 p.m., Monday through Friday, in connection with the home-based occupation.
The home-based occupation shall cease when the use becomes detrimental to the public health, safety and welfare, or constitutes a nuisance, or when the use is in violation of any statute, ordinance, law or regulation.	The home-based occupation shall cease when the use becomes detrimental to the public health, safety and welfare, or constitutes a nuisance, or when the use is in violation of any statute, ordinance, law or regulation.	The home-based occupation shall cease when the use becomes detrimental to the public health, safety and welfare, or constitutes a nuisance, or when the use is in violation of any statute, ordinance, law or regulation.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

July 14, 2016

TO: Doug Smith, Vice Chair
David W. Louie, Commissioner
Laura Shell, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: David McDonald, Senior Regional Planning Assistant
Richard Marshalian, Regional Planning Assistant II
Community Studies North Section

SUBJECT: **ALTADENA COMMUNITY STANDARDS DISTRICT UPDATE**
PROJECT NO. R2016-000348-(5)
ADVANCE PLANNING NO. 2016000640
ENVIRONMENTAL ASSESSMENT NO. 2016002556
JULY 28, 2016 – AGENDA ITEM No. 5

BACKGROUND

The Altadena Community Standards District (CSD) was established by the Los Angeles County (County) Board of Supervisors in 1998 as a supplemental district to address specific land use and zoning concerns within the community of Altadena. The CSD addressed a number of issues, including development standards for residential and commercial areas, to ensure compatibility development with the surrounding residential neighborhood, and support the built and economic character of its commercial areas. This CSD was subsequently amended in 2010 to establish development standards for hillside management areas within the Altadena community.

In 2012, a visioning process was initiated by the County Fifth Supervisorial District in conjunction with the County Community Development Commission and County Department of Regional Planning (Department), to gather input on the future of Altadena. The Altadena Vision Plan identified a number of characteristics for the community of Altadena, including a diverse, eclectic, unique character; mountain views, access to nature and environmental stewardship; town/district centers with thriving businesses; safe and peaceful neighborhoods; and opportunities for walking and biking. This Vision Plan was intended to set the direction for any future updates to the CSD.

Since then, a sub-committee was appointed by the Altadena Town Council to develop recommendations for the CSD Update. The CSD Committee is comprised of representatives from various aspects of the community, and include residents and

business owners as well as Altadena Heritage and the Altadena Chamber of Commerce. The CSD Committee developed a number of recommendations addressing residential and commercial issues based on current needs of the community of Altadena and to implement the Altadena Vision Plan The County received these recommendations after they were presented by the CSD Committee to the Altadena Town Council in December 2014 (commercial) and March 2015 (residential) before transmitted to the Department as the basis for the Altadena CSD Update project.

The Altadena CSD Update was formally initiated by your Commission on February 3, 2016, and the public hearing date and location were scheduled on May 25, 2016.

CSD COMMITTEE RECOMMENDATIONS

The original CSD Committee recommendations are extensive and detailed, and can be found in full as Attachment 7. Below is a summary of the original recommendations from the CSD Committee, including those that are part of the CSD Update for your consideration. A more detailed description of the CSD Update can be found in the Project section below.

SUMMARY OF ORIGINAL CSD RECOMMENDATIONS		
INCLUDED IN CSD UPDATE	**DEFERRED FOR FUTURE REVIEW**	**NOT INCLUDED OR NOT APPLICABLE**
Residential		
Bed & Breakfasts in R-1, R-2 zones[1]	Filming (may be addressed as separate countywide effort)	Leaf Blower Restrictions (not regulated by zoning)
Home-Based Occupations[1,3]: - Uses (Picture Framing, Digital Photo Lab, Seamstress/Tailor) - Development Standards	Second Units[4] (currently being addressed through concurrent countywide update)	Home-Based Occupations: - Uses (Classes[4], Beauty[5], Upholstery[5], Wood Shop[5], Letterpress[5], Dog/Cat Grooming[5], Animal Training[5])
Setbacks: - Front Yard - Hillside Areas[2] - Flag Lots[2] - Pools w/in Side/Rear Yards[3]	Animal keeping/Beekeeping[3] (may be addressed through separate countywide effort or future update)	Side Yard Encroachments[4]
Rear Yard Landscaping Buffer[3]		Setbacks: Odd-Shaped Lots[4]
Fences, Walls and Hedges[1] (development standards)		
R-3: Live/Work[5]		

SUMMARY OF ORIGINAL CSD RECOMMENDATIONS		
INCLUDED IN CSD UPDATE	**DEFERRED FOR FUTURE REVIEW**	**NOT INCLUDED OR NOT APPLICABLE**
Commercial		
Outdoor Dining[1]	Restaurant Liquor Permitting (may be addressed through separate countywide effort or future update)	Oversize Vehicles (Overnight Parking)[5]
Drive-Through Businesses[1]	Update List of Permitted Uses (more information needed; may be addressed through future update)	Signage[5]: - Type (Sandwich Boards, Banner/Holiday Signs)
Self-Storage	Temporary Fencing (may be addressed through other countywide efforts, e.g. Building Code)	
Auto Service[1]		
Mixed Use: - Permitting[3] - Increase Building - Height/Stories		
Live/Work: - Permitting[3]		
C-2: - Permitting for 5+ Commercial Tenants		
C-2 & C-3: - Multi-family by right[5] - Mixed Use[1,3]		
Consistent Development Standards for all Commercial Areas		
Commercial Adjacent to Residential[1,3]		
Building Color, Wall Finish, Architectural Elements[1,5]		
Parking[1,4]		

SUMMARY OF ORIGINAL CSD RECOMMENDATIONS		
INCLUDED IN CSD UPDATE	**DEFERRED FOR FUTURE REVIEW**	**NOT INCLUDED OR NOT APPLICABLE**
Signage[1,2,3]: - Type (Wall, Monument) - Size		
Other		
CSD Modification Update		

[1] Original recommendation modified through further collaboration with County Departments and CSD Committee
[2] Recommendation addressed by deletion from the CSD, which then defers to countywide standards
[3] Original recommendation (or portion of) required no action in CSD as existing provisions apply
[4] Not included; discussion on basis for non-inclusion further discussed in staff report
[5] Recommendation (or portion of) subsequently withdrawn by CSD Committee

PROJECT

The proposed Altadena CSD Update is a zoning ordinance amendment to the existing Altadena CSD. The objective is to update residential and commercial uses and development standards of the CSD to implement the County General Plan, the Altadena Community Plan (Plan), and the Altadena Vision Plan. The CSD Update includes proposals by the community that reflect the community's current needs, as represented by the Altadena Town Council-appointed CSD Committee, as well as other amendments for consistency with recently-adopted ordinances.

Below is a summary of the major aspects of the CSD Update as well as other minor amendments as part of this effort. The CSD Update includes revised uses and development standards as well as procedures. Attached as Attachment 8 is a summary of corrections sheet explaining changes made to the Draft Altadena CSD Amendment Ordinance in Attachment 1.

RESIDENTIAL

The intent of the residential amendments are to permit certain flexibility for residents within Altadena's diverse and unique neighborhoods while recognizing and ensuring compatibility with residential community character and safety. These amendments achieve this balance through appropriate permitting and development standards. Below are highlights from these amendments:

Bed and Breakfast Establishments (B&Bs)

Currently B&Bs are not explicitly permitted in Altadena.

Proposed under the CSD, B&Bs with three or more guest rooms are:

- Allowed in R-1 (Single-Family Residential) and R-2 (Two-Family Residential) zones
- Subject to a CUP and certain development standards, which include:
    - Minimum lot size (10,000 square feet or greater)
    - On-site guest parking requirements
    - Location of guest rooms within the main residence, and
    - Regulation of any on-site events as part of the CUP
- Required to comply with all other development standards of the zone, such as height and setbacks
- Through a CUP, subject to findings regarding neighborhood compatibility, and project-level analysis of site specific environmental impacts under CEQA

Home-Based Occupations

Currently certain home-based occupations are permitted countywide in all residential zones, subject to specific development standards (County Code Section 22.20.020). These requirements address:

- Permitted occupations
- Hours of operation, deliveries
- Pedestrian and vehicular traffic
- Residential neighborhood compatibility

Proposed, the countywide provisions would continue to apply except where modified in the CSD. These proposed home-based occupations provisions will:

- Apply to R-1 zone only
- Add permitted occupations not permitted countywide:
    - Digital photography lab
    - Picture framing
    - Seamstress/tailor
- Add use-specific development standards:
    - Number of machines
    - Type of activity (e.g. finished wood assembly for picture framing)
    - Activity within an enclosed space (but not a garage)
- Modify existing development standards:
    - Maximum two businesses per property
    - Maximum two employees per property

Please see Attachment 9 for additional information on home-based occupations.

Fences, Walls and Hedges in Front Yards in R-1 Zones

Currently, the height and location of fences, walls and landscaping that serve the same purpose as a fence or hedge, are regulated by countywide provisions listed in the R-1 zone (Section 22.48.160). Specifically, fences, walls or hedges within a required front yard:

- May be up to a maximum 3.5 feet
- Are not regulated for materials

While many properties do not comply with current requirements, the existing fences and hedges are an aspect of the community character, and address privacy and noise concerns. However, the safety of pedestrians, bicyclists and motorists must be considered with any revised standards.

Proposed under the CSD, fences, walls and hedges within a required front yard:

- When located at least 10 feet back, may be up to a maximum six feet
- Are permitted with specified materials in all yards
- Will be required to comply within five years from ordinance adoption

For fences, walls and hedges that do not comply:

- Additional development standards for any modification request include:
    - May not exceed 3.5 feet within the driveway zone, as defined in the proposed CSD and depicted below
    - Maintaining adequate line of sight for vehicular traffic, including factors such as topography, and curvature and posted speed of the road
    - May not exceed 3.5 feet where located close to a property line or sidewalk
- A CSD Modification must be requested (please see below for further discussion)

Setbacks

Given the variety of lot sizes within Altadena and concerns with mansionization, currently in Altadena, required yards are calculated as follows:

- For front yards, the average of the same side of the block
- For larger flag lots, same yard requirements as standard lots

Proposed under the CSD:

- For front yards, the smallest on the same side of the block (minimum 20 feet)
- For all flag lots, same yard requirements as countywide (10 feet around)

Within designated setback districts, existing setback requirements would continue to apply.

COMMERCIAL

The intent of the commercial amendments are to promote business including pedestrian-oriented retail and restaurants, encourage diversity of architecture, and maintain appropriate buffers between commercial and residential properties. These amendments achieve this balance through appropriate permitting and development standards, including unifying existing standards throughout Altadena. Below are highlights from these amendments:

Drive-Throughs

Currently drive-throughs are permitted within Altadena, except along a portion of Lake Avenue. Drive-throughs are reviewed by the Department as well as County Department of Public Works (Public Works) for traffic safety design.

Proposed under the CSD, drive-throughs would be permitted throughout Altadena as follows:

- When adjacent to residential zones:
  - Subject to a CUP and development standards, including specified hours of operation, drive-through area setback, noise and landscaping buffering, and a clean-up plan
- When adjacent to non-residential zones:
  - Permitted with development standards, including a clean-up plan

Outdoor Dining
Proposed under the CSD, outdoor dining would be encouraged through permitting as an accessory use, and would include a parking reduction for the outdoor dining portion of any food establishment.

Auto Service
Proposed under the CSD, auto service activities as a primary or incidental use would be further regulated through development standards, including number of service bays and ensuring customer parking areas are not used for vehicle storage.

Other Use Amendments
These include:

- Dog training as a permitted use, same as countywide, C-3 (General Commercial) zone
- Automotive repair uses as a CUP use in C-3 zones, automotive service uses as a CUP use in C-2 zones, and all auto repair uses must abide by development standards of Section 22.28.190.

Consistent Commercial Development Standards
Currently, the Altadena CSD identifies two sub-areas, the West Altadena Area and Lake Avenue Area, with differing development standards.

Proposed under the CSD, development standards generally from the Lake Avenue Area will apply to all commercial zones, including:

- Signage (types and development standards)
- Building envelope, setbacks, color
- Architectural elements (number and options, including windows, balconies, offset planes, roof designs, benches)
- Lighting requirements where adjacent to residentially-zoned properties

In addition, for consistency with the adopted Altadena Community Plan:

- Maximum building height for the Lake Avenue Mixed Use 'Center' is proposed from 35 feet to 48 feet
- Floor area ratio is proposed;

Area and Zone	Initial FAR	Proposed FAR
Lake Avenue Area, C-3 Zone	2.7	1.8
Lake Avenue Mixed-Use 'Center' Area	2.7	2.7
West Altadena Area, C-M	1.0	1.0
West Altadena Area, C-3	1.8	1.8
All Commercial Zones Outside West Altadena and Lake Avenue	13	1.8
All M Zones	13	1.0

Additional Pedestrian-Friendly Development Standards

Currently the CSD includes a number of development standards to encourage pedestrian-friendly development. However, some of these standards are unclear or result in development that does not meet the objectives of pedestrian-friendly design.

Proposed under the CSD, in addition to the consistency development standards above, development standards are added or clarified to address pedestrian-friendly design, including:

- Percentage of ground-floor façade as windows, interior views or interior displays
- Location of street-facing doors and windows at sidewalk level
- Requirement that any unfinished concrete masonry unit (CMU) block walls are not visible to pedestrians
- Required setbacks to accommodate pedestrian activity or landscaping

Parking

Currently, parking is required based on countywide requirements.

Proposed under the CSD, revised parking requirements are included to balance the encouraging retail and restaurant businesses with maintaining sufficient parking as to not overly impact adjacent residential areas. These revised parking requirements are included in the table below:

Proposed Parking Requirements

Lot Size (net square feet)[1]	New Construction and Additions	Existing Buildings[2]			
		New Use	Intensification or Expansion of Use, where no increase in building gross floor area occurs	Intensification or Expansion of Use, where increase in building gross floor area occurs	With Outdoor Dining or Sidewalk Dining
<2,500	None[3]	None[3]			
2,500-5,000	30% reduction of that required under Part 11 of Chapter 22.52	30% reduction of that required at time building was constructed	None[3]	30% reduction of that required for increased gross floor area, including landscaping, bicycle parking and loading spaces	30% reduction of that required for outdoor dining or sidewalk dining area under Part 11 of Chapter 22.52[4]
>5,000	That required under Part 11 of Chapter 22.52	That required at time building was constructed	None[3]	That required for increased gross floor area, including landscaping, bicycle parking and loading spaces	30% reduction of that required for outdoor dining or sidewalk dining area under Part 11 of Chapter 22.52[4]

[1] Legal nonconforming lots
[2] Constructed prior to September 22, 1970
[3] Except as required for persons with disabilities
[4] One space per three persons based on occupancy load of outdoor dining or sidewalk dining area

Additionally, for any commercial use, location of parking within a ¼-mile off-site or shared parking may be used to meet required parking.

OTHER AMENDMENTS

CSD Modification Process

Currently, the CSD outlines several procedures for requests to modify CSD requirements. All of these procedures require notification to a 1,000-foot radius as well as the Altadena Town Council.

- In R-1, a CUP is required
- In the other residential zones, a CSD Modification is required that:
  - Requires Director denial when three or more protests are received
  - May be requested for public hearing if denied. Additional fees for the Hearing Officer hearing are required
  - May be appealed to the Commission where their decision remains final
- In commercial zones, a different procedure for CSD Modification is identified, with no automatic denial

Under the proposed CSD, the CSD Modification process will be unified to include:

- A procedure that follows the Minor CUP, where a streamlined Hearing Officer hearing is held
- The fee is the same as the current CSD Modification fee
- An updated notice radius will be 300 feet as well as the Altadena Town Council
- Specific development standards for certain modifications, such as minimum lines of sight for fences and walls to maintain safety

Consistency with Countywide Ordinances
For consistency with other recently adopted ordinances, the following were also updated in the CSD:

- Hillside Management provisions: References to the countywide ordinance and development standards were updated. The lower threshold for a CUP in Altadena continues to apply
- Historic Preservation provisions: References to the new countywide ordinance were updated, including any future properties designated under the Historic Preservation Ordinance. Notice and consultation to the Altadena Heritage continues to apply

Other Amendments
Other amendments to the Minor CUP provisions of the County Code are included. These were previously considered as part of the Renewable Energy Ordinance (REO), which was approved by the Board of Supervisors on July 14, 2015 and awaiting final adoption. These amendments are carried forward as part of this CSD Update until such time that the REO is adopted and in effect.

ADDITIONAL RECOMMENDATIONS FROM CSD COMMITTEE

In addition, there are several recommendations from the CSD Committee where concerns from staff remain. These are further described in the Staff Analysis section below.

PLAN CONSISTENCY

GENERAL PLAN

The CSD Update is consistent with and/or implements a number of policies and objectives of the County General Plan (General Plan). The General Plan emphasizes the concept of sustainability through its five guiding principles:

- Employ Smart Growth
- Ensure community services and infrastructure are sufficient to accommodate growth
- Provide the foundation for a strong and diverse economy
- Promote excellence in environmental resource management
- Provide healthy, livable and equitable communities

More specifically, the following are some of the applicable General Plan policies:

Policy	Item
LU 4.1	Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites
LU 4.2	Encourage the adaptive reuse of underutilized structures and the revitalization of older, economically distressed neighborhoods
LU 4.4	Encourage mixed use development along major commercial corridors in urban and suburban areas.
LU 5.3	Support a mix of land uses that promote bicycling and walking, and reduce [Vehicle Miles Traveled].
LU 5.10	Encourage employment opportunities and housing to be developed in proximity to one another.
LU 9.2	Encourage patterns of development that promote physical activity.
LU 10.6	Encourage Pedestrian Activity through the following, Designing the main entrance of buildings to front the street; Incorporating landscaping features; Limiting masonry walls and parking lots along commercial corridors and other public spaces; Incorporating street furniture, signage, and public events and activities; and Using wayfinding strategies to highlight community points of interest.
N 1.3	Minimize impacts to noise-sensitive land uses by ensuring adequate site design, acoustical construction, and use of barriers, berms, or additional engineering controls through Best Available Technologies (BAT).
ED 1.7	Identify opportunities to lower the costs of doing business in Los Angeles County
ED 4.4	Incentivize infill development in urban and suburban areas that revitalizes underutilized commercial and industrial areas.

The CSD Update accomplishes these policy objectives through its uses and development standards, as further summarized below:

- Encourage infill and mixed use development

The CSD Update proposes to update the maximum building height for the Lake Avenue Mixed Use 'Center' Area as well as floor area ratio, thereby encouraging compatible development such as joint live and work, and mixed use consistent with existing countywide provisions.

- Encourage patterns of development that promote physical and pedestrian activity

The CSD Update retains and further clarifies its development standards to encourage pedestrian-friendly design. These standards include visual interaction elements on building facades, street/sidewalk level entrances, pedestrian flow and structure setbacks, and architectural design features that collectively provide visual interest, allow unimpeded pedestrian movement, and amenities such as benches and landscaping. Permitting off-

site parking within ¼ mile also encourages physical activity similar in distance as transit-oriented development.

- Minimize impacts to noise-sensitive land uses through best practices

The CSD Update allows commercial properties adjacent to residential zones to establish a drive-through with a CUP and development standards, such as a drive-through area setback, buffering, clean-up plan, and specified hours of operation. These development standards ensure that the microphone and cashier areas of the drive-through are located a minimum distance from residences along with landscaping and buffering to reduce any potential aesthetic impacts. A CUP is a discretionary permit and while require site-specific environmental review, and all drive-throughs are reviewed by Public Works to ensure the siting of the driveway does not impede traffic flow and safety.

- Incentivize reinvestment in local businesses and older commercial areas

The CSD Update includes amendments for both residential and commercial areas that support economic development. In residential areas, appropriate home-based occupations as well as bed and breakfasts can encourage improvements to existing residences and provide limited business activity that supports residents and brings visitors to Altadena. In commercial areas, parking reductions greatly encourage the reuse of existing underutilized structures for retail and restaurant uses, including modified parking standards for outdoor dining that revitalize street activity and encourage safe neighborhoods.

Therefore, the CSD Update is consistent with the General Plan.

ALTADENA COMMUNITY PLAN

The Altadena Community Plan (Community Plan) was adopted by the Board of Supervisors in 1985 as a component of the General Plan, and describes Altadena as a mature community of residences, commercial districts, institutional and public uses. Major objectives of the Community Plan include:

- Preserve the residential character of the community
- Intensify, renovate, and revitalize the commercial and industrial areas.

The CSD Update preserves the residential character of the community while encouraging limited flexibility to avoid stagnation and lack of property improvements and upkeep. No up-zoning or down-zoning is proposed in this project. In addition, every change in the CSD that affects residential areas has been balanced to ensure that the residential character of a neighborhood will not be affected. This can be seen through such amendments as:

- Bed and Breakfasts: A minimum lot size of 10,000 square feet is required, and a homeowner or manager must reside on site.

- Home-based Occupations: Additional occupations through the CSD Update must be conducted indoors, and the existing standards that apply to all home-based occupations also apply to the new permitted occupations. The additional conditions and restrictions on these proposals limit impacts to residential communities and simultaneously allows residents more freedom to work and support themselves.
- Updated Fences and Walls: Revised standards support property improvement through fences and walls that add to the community character and provide privacy, while ensuring that safety is maintained.

In addition to the goal of revitalizing the commercial and industrial areas of Altadena, in addition to supporting other commercial areas within Altadena a key Community Plan goal was to create a "village-like" community center within the Lake Avenue commercial core. This area was to be considered the focal point of Altadena, and was initially conceived as the principal activity area of Altadena where mixed-use development was to be encouraged. The CSD Update ensures this through:

- Building Height: The CSD Update increases the height within the Lake Avenue Mixed-Use 'Center' from 35 feet (two stories) to 48 feet (three stories), which is consistent with the standards within the Community Plan.
- Floor Area Ratio (FAR): Described in the Community Plans as the Maximum Building Intensity[1], the CSD Update maintains the FAR of 2.7:1 for the Lake Avenue Mixed-Use 'Center', consistent with the Community Plan. Height limits and intensity are therefore consistent with the Community Plan.

The CSD Update also helps revitalize commercial areas while preserving the residential character of the community by unifying signage requirements, improving pedestrian design requirements, instituting commercial buffers, and other changes. For example, drive-throughs are permitted when adjacent to residential zones with a CUP, or when not adjacent to residential zones by right with a site and clean-up plan. This would allow uses such as restaurants, coffee shops, banks or pharmacies to offer a drive-through with limited impacts to surrounding residents.

Therefore, the CSD Update is also consistent with the Community Plan.

COUNTY REVIEW AND OUTREACH

COUNTY REVIEW

In reviewing the CSD Committee recommendations and developing the ordinance, staff worked extensively with Current Planning and Zoning Enforcement staff from the Department as well as other County Departments, including Public Works, Department of Public Health, Department of the Agricultural Commissioner/Weights and Measures (Agricultural Commissioner), and County Counsel. Through this collaboration and consultation process, the draft ordinance reflects staff's best recommendation for meeting the desires of the community while limiting any unintended consequences.

COMMUNITY OUTREACH

Community outreach for the CSD Update was broad and wide-ranging, including community meetings, social media posting and non-profit partnerships. The CSD Committee, who were the Department's key partner in developing the ordinance and understanding the needs of the community, offered recommendations to the draft CSD, assisted in outreach for specific events, and communicated the current status of the project to their constituents throughout the process. In addition to e-mails and calls, staff met with the CSD Committee 11 times between March 2015 and May 2016 to discuss and refine the CSD recommendations. Representatives from the Board office as well as Zoning Enforcement, Public Works and Agricultural Commissioner staff also attended numerous meetings to facilitate the policy- and technical-related discussions.

Open House

A Community Open House was hosted by the Department on June 4, 2016 at the Altadena Elementary School. Outreach for the community meeting was conducted through a series of postings on local websites, at local business establishments, and through partnerships with community groups such as Altadena Heritage, Altadena Now, and the local Chamber of Commerce, non-profits, religious organizations, and business organizations.

Approximately 90 people attended the Open House, where they could learn about the draft provisions through an automated presentation and visiting 6 different booths, organized by topic and enforcement. Summary sheets on the different recommendations were provided as well as the additional recommendations proposed by members of the CSD Committee. Planners were available to answer questions and accept comments. Comment cards from 29 different people were collected at the Open House. Written comments on the proposed Altadena CSD were also taken at the meeting as well as through an online survey. These comments are provided as Attachment 3.

COURTESY NOTICE AND AVAILABILITY

The legal notice of public hearing was advertised in The San Gabriel Valley Tribute on June 27, 2016. In addition, on June 28, 2016 a courtesy postcard notice was mailed to all property owners informing them of the proposed project, Initial Study, and Regional Planning Commission hearing. The Draft CSD ordinance and Negative Declaration were also made available on the website at that time.

Notices and copies of the draft CSD were also posted at the Altadena libraries, Altadena Community Center, and the Altadena Senior Center as well as at the Department's field office in Arcadia.

CORRESPONDENCE

OPEN HOUSE COMMENTS

As of the date of the release of the RPC Public Draft Ordinance on June 28, 2016, the Department received a total of 46 comments, including 35 written and emailed comments on the Altadena CSD update and draft CSD, and 11 comments via our online survey. Twenty-nine (29) public comments were submitted at the Open House event, and six comments were submitted via email in the time leading up to June 28.

These comments addressed a number of topics, including, pedestrian friendly design, front yard setbacks, fences and hedges, and home-based occupations. Please see Attachment 3 to review the Open House comments in full.

PUBLIC HEARING COMMENTS

Since the release of the RPC Public Draft Ordinance on June 28, two written letters have been received and five online comments posted. Those comments are included in Attachment 4.

Public comments received raised the following concerns or issues, including:

- Existing CSD Hillside Management development standards (which are not being substantively revised);
- Fences and walls and hedges both inside and outside of required yards;
- Vacation home rentals;
- Current construction of a supermarket on Lake Avenue;
- Uses in ground floor in commercial zones;
- Providing entrances and windows on commercial developments facing the street; and
- The CSD Modification process (which has since been revised to include the Minor CUP)

Reasonable consideration was given by staff to all comments received. Generally, the letters received fell into the following categories:

- Clarification: Several comment letters contained recommendations which will be taken under advisement for further ordinance revisions, such as adding a definition for bed and breakfast establishments.
- Already Included: Comments received which are part of what Staff has already incorporated into the CSD Amendment, such as having pedestrian-oriented building design on street facing buildings in commercial zones.
- Objections: Comments received contained objections to development standards in the CSD, which staff reviewed and are not recommending further changes to the CSD, such as eliminating any standards related to front yard fences, walls or hedges on private property.

- Not Applicable: Comments received which fall outside of the purview of the CSD.
- Requests for Information: Requests for information were also received, such as the meaning of the term 'Negative Declaration'.

ENVIRONMENTAL ASSESSMENT

The CSD Update is an amendment that updates residential and commercial uses and development standards within the zoning ordinance. The CSD Update does not contain any provisions for building or development that has the potential to degrade the quality of the environment beyond less than significant.

The Proposed Update would not change or conflict with any General Plan policy with regards to environmental effects. This includes the Community Climate Action Plan 2020 (CCAP), which is a component of the General Plan. The CCAP are applicable to new construction as well as existing uses within the Project Area. This includes home-based occupations and drive-through establishments included in the CSD Update.

Regarding drive-throughs, the Project proposes permitting drive-through facilities in commercial zones in two tiers. When the commercial parcel is adjacent to a residentially-zoned lot, drive-through facilities are permitted with a CUP, and include findings and development standards such as the requirement of a clean-up plan, adequate buffers from residential uses, and site-specific environmental review. On commercial parcels not adjacent to residentially-zoned lots, the drive-through facility is permitted with a site plan review, which includes submittal of a clean-up plan. Commercial lots not adjacent to residentially zoned lots are limited in number, as the majority of commercially-zoned areas abut R-1, R-2, or R-3 zones. Less than 200 parcels within the Project Area are both commercially zoned and not adjacent to residentially-zoned lots. The Project will implement General Plan policy that encourages context-sensitive infill development, and includes standards related to buffering and a setback of the drive-through area. As the Community Plan identifies retail needs being met from outside the community, drive-throughs could help achieve goals of reducing vehicular trips, and thereby help reduce total vehicular-based greenhouse gas emissions.

The Draft Altadena CSD Amendment also provides consistency between the height limit currently imposed by the CSD within the area the Altadena Community Plan designates as Mixed Use Center. Maximum heights in the Mixed Use Center were allowed to be up to 48 feet according to the adopted Community Plan. The current CSD limits those commercial zone heights to 35 feet.

The Mixed Use Center is an urbanized center in an existing generally urbanized area. Furthermore, the Mixed Use Center is adjacent and mostly surrounded by institutional and multi-family residential uses, some of which have heights around or above 48 feet, similar to the Project's proposal. The Project's revision to update the maximum height of commercial structures in the Mixed Use Center implements and ensures consistency with the adopted Community Plan.

While the draft ordinance analyzed for purposes of CEQA differs slightly than the RPC Public Draft Ordinance, the changes are minor as to not affect the environmental

analysis or conclusions made from such analysis. The CEQA Draft Ordinance is attached as part of the Negative Declaration (Attachment 5).

The Draft Initial Study and Negative Declaration was properly noticed and published in The San Gabriel Valley Tribune on June 27, 2016 and posted on the Department website.

INITIAL STUDY DETERMINATION

The Initial Study was completed and concluded that the CSD Update would have a less than significant effect on the environment, and therefore a Negative Declaration has been prepared.

STAFF ANALYSIS

The RPC Public Draft Ordinance (Attachment 1) presented for your consideration, represents the culmination of more than three years of work with the CSD Committee, a subcommittee appointed by the Altadena Town Council to develop the CSD recommendations and represent the community, in addition to consultation with subject matter experts from the Department and other County Departments.

The RPC Public Draft Ordinance has been written to balance the input from a diverse constituency while striving to maintain the health, safety and welfare of the entire community. The comprehensive update of the CSD deals with many areas, including difficult and sensitive issues such as the front yard fences, walls and hedges and commercial pedestrian-oriented design. This updated ordinance incorporates local development standards which reflect the community's interest and the best interest of the county.

The revised fences and hedges standards reflect a need to address conditions specific to Altadena. For many years, the development pattern within Altadena has resulted in numerous over-height fences and hedges that may not ensure the safety of vehicles, bicyclists and pedestrians. These revised standards have been developed through considerable consultation with Public Works, and reflects the minimum standards necessary for safety. Modifications to these minimum standards must further demonstrate that line of sight needs specific to that property are met.

The revised yard development standards will appropriately address the unique character of certain parts of Altadena which have widely varying existing front yards, and will make it easier for applicants and DRP to determine the most appropriate setbacks for the current development pattern on the block and surrounding neighborhood. The revised CSD Modification process further helps homeowners by reducing the costs and burden from a CUP to a Minor CUP process, thereby balancing the opportunity for impacted neighbors to share any concerns while allowing each CSD Modification request to be evaluated on its merits.

The commercial development standards have been updated to provide consistency for all commercial areas within Altadena. Additional standards have also been incorporated to ensure that pedestrian-friendly design is achieved through architectural features, setbacks and queueing, and visibility from the street.

Commercial uses have been updated to meet the needs of the community, with further development standards, appropriate permitting and County review to ensure that these uses, namely drive-throughs and incidental auto-service related uses, meet the needs of the local residents.

ADDITIONAL RECOMMENDATIONS

While every effort has been made to reach consensus on outstanding issues, not all recommendations were included in the CSD Update. As summarized under the Original CSD Recommendations section above, there were certain recommendations that did not apply to the zoning code or where a countywide approach is more appropriate. In some instances, the environmental constraints or professional consensus of staff on feasibility and Zoning Code consistency code and processes resulted in not including some proposals.

Of those recommendations where staff concerns remain:

1. Certain recommendations have draft CSD language for your Commission's consideration. Should the Commission wish to include the recommendation in the CSD Update, draft CSD language has already been prepared. Those recommendations are represented as the Additional Recommendations document (Attachment 2). These include:

<u>Classes as a Home-Based Occupation in the R-1 Zone</u>
The CSD Committee recommends allowing classes by right as a home-based occupation. Classes may be up to 10 participants for a total of four classes. Additional development standards would include hours of operation and that two-thirds of the 1,000-foot notification radius must be in support of the project.

***Staff Analysis**:* Staff recommends a CUP be required for classes as a home-based occupation. For a project to be approved, the CUP should be able to impose conditions that mitigate the impacts related to ongoing parking, noise and traffic. Effective enforcement would be difficult to ensure that the number of classes or participants are not exceeded each and every time, and therefore could result in a negative impact on the residential character of a neighborhood, including increased traffic on residential streets, and intensity of commercial-like activity if many residences have this use. There is also potential to detract from demand of commercial space within Altadena where these uses would be more appropriately located.

- Therefore, staff does not recommend approval of this recommendation.

2. Certain recommendations do not have draft CSD language drafted. Further discussion of staff's concerns are described below, and should the Commission

wish for further information or to include the recommendation, staff would need to prepare the draft language for future Commission consideration. Additional environmental analysis may also be required. These include:

One-Time Additions Encroaching into Side Yards in the R-1 and R-2 Zones
Members of the CSD Committee recommend that for any permitted dwelling in the R-1 or R-2 zone, a one-time only single-story addition of 500 square feet or less must be allowed to encroach into a required side yard setback. The addition must be designed in such a way as to continue the plane of the existing building. In no case could the addition be taller than 15 feet at the eaves measured at the property line, and no side yard less than 5 feet be allowed.

The CSD Committee members have requested this change because complying with the CSD for a small additional poses hardship on the homeowners and in some cases threatened the integrity of historically-significant structures. This one-time exception to the current CSD requirements is proposed to allow a small addition following the line of the existing structure, so long as a minimum 5 foot setback is maintained.

Staff Analysis: This proposal would be difficult to administer and would only benefit the current owner of the property. Subsequent owners would be subjected to more stringent only because they were not the first to apply. There are potential legal concerns with granting an exception the first time, and requiring a different process for another when they could fundamentally be the same request. The one-time exception does not take into account the nature of potential impacts, including impacts to historically significant structures as cited above. The alternative for one-time exceptions is through a CSD Modification, which is a reduced process than the CUP required today in R-1 zones. Further, the CSD Modification process still allows for neighbor input. Allowing by-right exceptions potentially undermines the larger CSD setback as an anti-mansionization tool.

- Therefore, staff does not recommend approval of this recommendation.

Setbacks for Odd-Shaped Lots
Members of the CSD Committee recommend that for odd-shaped lots with less than 50 feet of street frontage, define the front yard to be that portion of the lot that fronts onto the public street.

Staff Analysis: This proposal in potentially inconsistent with countywide provisions for how to determine yard areas for odd-shaped lots. The County Code identifies the Director as determining where yards are located on odd-shaped lots, and it is still somewhat unclear to staff why it is necessary to create a different definition for Altadena. There is also concern that widely applying a definition for front yard as the portion abutting the street could be considered arbitrary as it does not account for the neighborhood pattern or how development could best fit on that particular lot. In such cases where it is necessary, a CSD Modification process (rather than a full CUP) is another way to consider site-specific needs based on lot shape.

- Therefore, staff does not recommend approval of this recommendation.

Second Units
Members of the CSD Committee recommend that second units be allowed by right where homes are served by septic systems. For residences in high fire severity zones or within a Significant Ecological Area (SEA), a CSD Modification is the more appropriate procedure rather than a CUP for a second unit. Height limits for second units are also recommended to be the same as the main residence.

Staff Analysis: The current countywide second unit ordinance is in compliance with State law to allow second units in the R-1 zone. The state law also gives local jurisdictions discretion to account for infrastructure or environmental constraints.

Second units are permitted throughout the County as a by-right use in R-1, unless located within a Very High Fire Hazard Severity Zone or not served by public water and public sewer. In such cases, a CUP is required for a second unit. Any CUP for a second units is reviewed by Public Health as well as Public Works and Fire Department; individual private water wells or wastewater treatment systems, such as septic, are also reviewed and permitted by Public Health.

Second units are currently not permitted in hillside areas or in an SEA. An SEA is an officially designated area identified for their potential biological value. These areas warrant special management because they contain biotic resources that are considered to be rare or unique; are critical to the maintenance of wildlife; represent relatively undisturbed areas of County habitat types; or serve as linkages.

Potential concerns with this change relate to timing, as the Board of Supervisors has already directed the Department to update the countywide Second Unit Ordinance as part of its priority policy on homelessness, and community outreach is anticipated to begin early 2017. If issues remain specific to Altadena after the countywide update, an effort to address those issues would be appropriate then.

- Therefore, staff does not recommend approval of this recommendation.

No Required Parking on Commercial Lots Less Than 5,000 Square Feet
Members of the CSD Committee recommend a waiver of all parking requirements for retail or restaurant uses with a change of use of an existing structure or additions to an existing structure on commercial lots less than 5,000 square feet. This however, should not apply to separate lots less than 5,000 square feet lots that have been combined into one larger than 5,000 square foot lot, or buildings that span multiple lots less than 5,000 square feet each.

Staff Analysis: The concern is that there will be spillover parking in adjacent residential areas if there in not enough parking for commercial businesses. There are more than 130 parcels that have been identified in Altadena that may be under 5,000 square feet. Due to historic development patterns, these parcels are clustered in specific areas of Altadena, such as along Lake Avenue. These areas are adjacent to single-family zoned areas that may be impacted by additional parking demand.

The CSD Update already includes proposed parking reductions in a tiered approach so that any development on lots smaller than 2,500 square feet are not required any new parking requirements. Lots between 2,500 and 5,000 square feet are required to provide parking based on requirements applicable at time of original construction or only at a reduced amount for additions. Lots larger than 5,000 square feet are to conform to current parking requirements. This tiered approach provides the necessary balance between encouraging additional restaurant and retail uses, and limiting potential impacts to local residents. Lots under 2,500 square feet are more generally spread out throughout Altadena, and it was determined that the limited number of the lots, combined with their small size and generally scattered locations, would have a less than significant impact on the environment.

- Therefore, staff does not recommend approval of this recommendation.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

The RPC Draft Altadena CSD Amendment (Attachment 1) is a comprehensive zoning ordinance that amends the CSD to maintain and enhance residential character while providing new development standards for an evolving and diverse community of Altadena. The ordinance also provides for commercial areas with improved pedestrian-friendly aesthetically-pleasing building design and parking requirements, which are intended to encourage new businesses to locate and serve the residents and visitors, while retaining the diversity of architecture and community character of Altadena.

The CSD Update reflects countless hours of service by the CSD Committee, who have worked on behalf of their community to develop recommendation so to improve the quality of life for all of Altadena. This CSD Update also reflects the County's best recommendation for an ordinance that best balances the community's goals with effective and enforceable zoning regulation of future development in Altadena.

Therefore, staff recommends that your Commission close the public hearing, and recommend to the Board of Supervisors approval of the Negative Declaration and adoption of the Draft Altadena CSD Ordinance.

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, AND RECOMMEND TO THE BOARD OF SUPERVISORS, APPROVAL OF THE NEGATIVE DECLARATION, AND ADOPTION OF THE DRAFT ALTADENA COMMUNITY STANDARDS DISTRICT ORDINANCE.

Attachment 1: RPC Draft Altadena CSD Amendment Ordinance

Attachment 2: Additional Recommendations from the CSD Committee

Attachment 3: Open House Draft 2 Comments

Attachment 4: RPC Draft 3 Comments

Attachment 5: Negative Declaration

Attachment 6: Draft Resolution – TO BE PROVIDED IN SUPPLEMENTAL MAILING

Attachment 7: Original Recommendations from CSD Committee

Attachment 8: Revised CSD Draft and Errata – TO BE PROVIDED IN SUPPLEMENTAL MAILING

Attachment 9: Home Based Occupations Development Standards Table

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

July 21, 2016

TO: Doug Smith, Vice Chair
David W. Louie, Commissioner
Laura Shell, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: David McDonald, Senior Regional Planning Assistant
Richard Marshalian, Regional Planning Assistant II
Community Studies North Section

SUBJECT: **ALTADENA COMMUNITY STANDARDS DISTRICT UPDATE**
PROJECT NO. R2016-000348-(5)
ADVANCE PLANNING NO. 2016000640
ENVIRONMENTAL ASSESSMENT NO. 2016002556
JULY 28, 2016 – AGENDA ITEM No. 5
SUPPLEMENTAL MAILING

BACKGROUND

The Altadena Community Standards District ("CSD") Update is a comprehensive update to the Altadena CSD to revise uses and development standards for residential and commercial areas as well as other amendments including consistency with recently adopted ordinances.

ADDITIONAL INFORMATION

Attached for your consideration is additional information referenced in the Staff Memo dated July 14, 2016:

- Draft Resolution (Attachment 6), and
- Revised CSD Draft and Errata (Attachment 8), that reflects clarification and other minor edits to the July 14, 2016 CSD Draft Ordinance.

Furthermore, additional public comments received after the initial staff memo, are attached.

Any additional information necessary to further clarify the CSD will be provided during the July 28, 2016 public hearing.

STAFF RECOMMENDATION

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, AND RECOMMEND TO THE BOARD OF SUPERVISORS, APPROVAL OF THE NEGATIVE DECLARATION, AND ADOPTION OF THE ALTADENA COMMUNITY STANDARDS DISTRICT ORDINANCE.

Attachments

SMT:dm:rdm

G. Zone Specific Development Standards

1. R-1 Zone.

a. ***Yard Requirements***

iv. **One Time Additions.** An addition of 500 square feet or less may be permitted within a required side yard. This provision is limited to one time per property and only where the addition continues the plane of the existing building, or where the addition provides a greater setback than the existing building, provided that a minimum side yard of no less than five feet is maintained with the addition. The addition shall also comply with the height limits specified by this ordinance.

v. **Odd Shaped Lots.** For non-rectangular or odd shaped lots with less than required street frontage, the front yard shall be determined to be the portion of the lot that fronts the public street. In such cases, the setbacks for rear and side yards shall be 10 feet.

g. ***Home-Based Occupations.*** Except as provided below, Section 22.20.020 (Home Based Occupations-Regulations) relating to home-based occupations shall remain applicable.

iv. **Land Use Regulations**. If a Conditional Use Permit (Part 1 of Chapter 22.56) application has first been approved, and while such permit is in full force and effect in conformity with the conditions of such permit, the following home-based occupations may be permitted:

(A) Classes, provided:

(1) A maximum of four classes may be permitted per calendar week,

(2) One on-site parking space shall be provided on site for each class participant;

(3) No amplified outdoor noise shall be permitted; and

(4) Classes may be permitted between the hours of 9:00 a.m. and 8:00 p.m. Monday through Saturday.

v. **Findings.** In addition to the findings required for a Conditional Use Permit (Part 1 of Chapter 22.56), for any use requiring a Conditional Use Permit the Commission or Hearing Officer shall find that:

(A)The use is in conformance with the residential character;

(B) Any deviation from the prescribed development standards will not create a disruptive effect on the neighborhood; and

(C) The use has substantial neighborhood support. For purposes of this requirement, substantial neighborhood support means at least two-thirds of all written comment letters received from residents, property owners,

DRAFT

and businesses within the 1,000 foot radius from the property, support the project. In reaching this threshold, every person signing a written comment letter shall be counted separately, provided that such signature has been verified.

4. **All Commercial Zones.**

b. ***Development Standards***.

i. Parking. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52 (Vehicle Parking Space), except that the following requirements shall apply:

(A) Retail uses, or Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. For retail or restaurants and other eating establishments on a lot less than 5,000 square feet, no additional parking shall be provided for any new construction or expansion or reuse of an existing structure.

DRAFT

Altadena CSD Comparison Table

Zone	Topic	Original	Proposed
All Commercial Zones	Drive-Through Establishments	No drive-through establishments permitted in Lake Avenue Area.	Drive-through permitted with development standards when not adjacent to residential zones, with CUP and development standards when adjacent to residential zones
All Commercial Zones	Restaurants and Retail on Small Lots	Current Title 22 applies.	No parking required for restaurant/ retail uses on lots under 2,500 sq ft., 30% reduction in required parking for lots between 2,500 - 5000 sq. ft., no change for lots above 5,000.
All Commercial Zones	Outdoor Dining	Current Title 22 applies (as restaurant use)	30% reduction in parking for outdoor dining portion; all else as currently in Title 22
All Commercial Zones	Auto-Repair Use	fender shops, battery service, brake repair, muffler and radiator shops and other automotive uses. Incidental repair is permitted with site plan review in all C zones.	more than 3 service bays, protected customer parking area). For accessory auto repair, current restrictions apply (comply with section 22.28.190, no more than 3 service bays, protected customer parking area). All auto-repair uses must comply with 22.28.190.
All Commercial Zones	Commercial Signage	Different signage standards applies to different areas of Altadena	One set of commercial signage standards apply consistently to all commercial zones. Box signs are now prohibited.
All Commercial Zones	Off-Site Parking	Off-site parking permitted with a Parking Permit, but location of parking can only be up to 400 ft away from the use.	Off-site parking location can be up to 1/4 mile with a site plan.
All Commercial Zones	Structure Height	35 ft height limit throughout Altadena, 20% of the building façade in West Altadena can be up to 48 ft high for architectural accent	Height limit in Lake Avenue Mixed Use Center commercial zones increased to 48 ft, height limit elsewhere in Altadena is at 35 ft, with 20% of the frontage up to 48 ft to provide for architectural differentiation and features.
All Commercial Zones	Floor Area Ratio (FAR)	2.8 FAR in Lake Avenue area, 1.0 FAR for C-M zones.	2.7 FAR in Lake Avenue Mixed-Use "Center", 1.8 FAR for all commercial development except C-M zone. 1.0 FAR for C-M and M-1 zone.
All Commercial Zones	Pedestrian Design	50 percent of total width of building must be devoted to entrances, windows, and visually interesting displays facing a commercial street	Minimum 55% of total width and 40% of façade area to be transparent material offering views of the interior, with 75% of width and 60% of façade a transparent material where the structure does not have an entrance fronting a "Commercial Corridor". Standards were clarified to ensure it resulted in pedestrian friendly design.
All Commercial Zones	Architectural Elements	5 required elements for all new construction	3 required elements, with the addition of benches and raised planters to the options

Altadena CSD Comparison Table

Zone	Topic	Original	Proposed
All Commercial Zones	Multi-tenant commercial	Multi-tenant commercial is permitted with a CUP	Multi-tenant commercial is permitted by right.
All Commercial Zones	Permitted Uses	Permitted Uses varied by area.	All permitted uses in a specific zone apply throughout Altadena. CUP requirements for Dog Training Schools, Laboratories have been removed from C-3 zones.
Community Wide	Driveway zone definition	N/A	New definition of Driveway Zone
Community Wide	HMA Countywide ordinance reference	Reference to previous countywide HMA Ordinance Section 22.56.215	Reference to Section 22.56.217 for consistency with updated countywide HMA Ordinance, including updated hillside design guidelines and required findings. Thresholds and permitting remains the same.
Community Wide	Historic Preservation	Listed specific properties and cites consultation with Altadena Heritage and Landmarks Commission	Retains specific properties and cites consultation with Altadena Heritage; includes reference to new countywide Historic Preservation Ordinance.
R-1	Front Yard Setbacks	Average of all existing homes on same side of block	Same as closest home on same side of block but no less than 20 feet
R-1	Hedges & Landscaping Height in Front	Countywide standards height limit of 3.5 feet in front yard	Can be up to maximum 6 feet if more than 10 feet back from front property line. Modification of standards includes applicable line of sight development standards.
R-1	Fences and Walls Height/Materials	Countywide standards apply	Lists allowed fence materials in required yards
R-1	Applicability Fences, Walls & Hedges	Countywide standards apply	New fences, wall and hedges comply on effective date/5 years to comply for existing
R-1	Home-Based Occupations	Countywide standards apply; office based occupations only. Only one home-based occupation per property. One employee per property	Addition of 3 home based occupations (seamstress/tailor, picture framing, and digital photography lab) with development standards. Up to two home-based occupations per property. Up to two employees per property.

Altadena CSD Comparison Table

Zone	Topic	Original	Proposed
R-1 & R-2	Bed & Breakfasts	Bed & Breakfast not allowed in R-1 and R-2 zones	Bed & Breakfasts allowed with a CUP and development standards in R-1 and R-2
Community Wide	Modification Procedures	R-1: CUP required for all modifications. R-2 and R-3: CSD Modification. Commercial Design Standards and Architectural Feature requirement can be changed with CSD modification.	CSD Modification follows Minor CUP process with Hearing Officer action where CSD standards are more strict than countywide. Where CSD standards are looser than countywide standards, or a use or item is prohibited, a variance is required.
Community Wide	Notification radius	1,000 feet	300 feet



Purpose of the CSD

The Altadena Community Standards District (CSD) is a supplemental district of zoning regulations to ensure that new and expanded structures and uses are compatible in size and scale with the surrounding neighborhoods within the unincorporated community of Altadena.

> *When a CSD is "silent" on any given topic, the regulations and standards for that topic are based on the Countywide Planning and Zoning Code (Title 22). CSDs only address topics that are unique to a specific community.*

Formatting Key

The CSD update will be implemented through revisions to the existing County Code. Those revisions are indicated within the ordinance by the text formatting, as follows:

Underline	New text to be added
~~Strikethrough~~	Existing text to be removed
No Formatting	Existing text that will not change

Note that the ordering of certain sections within the ordinance is also being changed with the CSD update because of the Technical Update, an ongoing effort to reorganize and simplify the entire Planning and Zoning Code.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

September 1, 2016

TO: Laura Shell, Chair
Doug Smith, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: David McDonald, Senior Regional Planning Assistant
Richard Marshalian, Regional Planning Assistant II
Community Studies North Section

PROJECT NO. 2016-000348-(5), ADVANCE PLANNING NO. 2016000640,
ENVIRONMENTAL ASSESSMENT NO. 2016002556
ALTADENA COMMUNITY STANDARDS DISTRICT UPDATE
SEPTEMBER 7, 2016 – ITEM NO. 5X
REQUEST TO CANCEL SEPTEMBER 14, 2016 MEETING

BACKGROUND

At your Commission meeting of July 28, 2016, a public hearing was held to consider the Altadena Community Standards District (CSD) Update project. After hearing a staff presentation and testimony from the community, the matter was continued to September 14, 2016 in order for staff to respond to the comments received. Your Commission also requested that staff research into whether remote testimony may be provided for the September 14, 2016 continued hearing.

This request is scheduled for your September 7, 2016 meeting to consider cancelling the September 14, 2016 meeting with remote testimony, and rescheduling the continued hearing to October 26, 2016 with remote testimony location to be determined.

This request is based on a request received from the CSD committee. Staff has been working with the CSD Committee as well as other Department and Los Angeles County Department of Public Works staff, to consider the comments received and update the proposed CSD as appropriate. The CSD Committee has requested this additional time for public outreach and education before the next hearing.

STAFF RECOMMENDATION
Based upon the foregoing, staff recommends that your Commission:

- Cancel the Wednesday, September 14, 2016 meeting with remote testimony location, from the Regional Planning Commission's approved meeting schedule.

- Direct staff to schedule the continued public hearing on Wednesday, October 26, 2016 at 9:00 am, with remote testimony location to be determined.

SUGGESTED MOTION:

I move that the Regional Planning Commission cancel the September 14, 2016 meeting with remote testimony, and reschedule the continued hearing to October 26, 2016 with remote testimony location to be determined.

MC:SMT:rdm

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

October 13, 2016

TO: Laura Shell, Chair
Doug Smith, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: David McDonald, Senior Regional Planning Assistant
Richard Marshalian, Regional Planning Assistant II
Community Studies North Section

SUBJECT: **ALTADENA COMMUNITY STANDARDS DISTRICT UPDATE**
PROJECT NO. R2016-000348-(5)
ADVANCE PLANNING NO. 2016000640
ENVIRONMENTAL ASSESSMENT NO. 2016002556
OCTOBER 26, 2016 – AGENDA ITEM NO. 6

BACKGROUND

The Altadena Community Standards District (CSD) Update is a comprehensive effort to update uses and development standards for the residential and commercial areas of Altadena as well as other community-wide amendments. The Altadena CSD was adopted in 1998 and updated in 2010, to ensure compatible development with the surrounding residential neighborhood, support the built and economic character of its commercial areas, and establish development standards for hillside management areas within the Altadena community.

The Altadena Vision Plan was completed in 2012, and the set direction for future updates to the CSD. The CSD Committee, which was appointed by the Altadena Town Council, represents a wide cross-section of stakeholders within Altadena including; residential groups, Altadena Heritage and the Altadena Chamber of Commerce. They developed recommendations that helped shape this update effort.

SUMMARY OF JULY 28, 2016 PUBLIC HEARING

On July 28, 2016, your Regional Planning Commission (Commission) held a public hearing to consider the Altadena CSD Update at the Eliot Arts Magnet School in Altadena. Notices for the public hearing were sent to all 14,330 property owners in Altadena 30 days before the hearing date. Approximately 45 speakers from the community gave testimony to your Commission.

The testimony primarily addressed:

- Design of the Charles Company building (Aldi's) currently under construction at Lake Avenue and Calaveras Street;
- Enhanced commercial building standards and pedestrian oriented design standards;
- Fences, walls and hedges standards;
- Proposed height limit in the Lake Avenue Mixed Use Center Area; and
- Drive-through businesses.

Other comments received include those related to bed and breakfasts, and short term rentals in the residential zones.

After hearing public testimony, the Commission continued the matter to September 14, 2016, and directed staff to respond to the concerns raised by the community. The Commission also requested that remote testimony be available at a location near Altadena for the community.

Prior to the September 14, 2016 continued public hearing, staff received a request from the CSD Committee for a longer continuance, in order to work with staff for greater public outreach and education. On September 7, 2016, your Commission granted the continuance by cancelling the September 14, 2016 hearing and postponing the matter to October 26, 2016. Remote testimony will be available at the Eaton Canyon Nature Center for the October 26 continued hearing.

STAFF ANALYSIS

There were misconceptions, misunderstandings and confusion regarding the scope of Altadena CSD Update, the nature of the proposed changes, and the specifics of existing regulations both in the CSD and the Los Angeles County (County) Zoning Code expressed during the July 28, 2016 public hearing. For the purposes of clarity and accuracy, additional information is provided below.

1) The Charles Company Project at 2246 Lake Avenue (i.e. Aldi Market)

A number of testifiers voiced objections to a building currently under construction by the Charles Company at 2246 Lake Avenue. The objections focused on the west elevation of the building facing Lake Avenue, and included objections to the height and bulk of the project, a lack of window openings, and the building's location up to the property line. Many testifiers were mistakenly in their understanding that the Altadena CSD public hearing involved this project, despite advisement by your Regional Planning Commission and staff at the outset of the hearing.

The Charles Company project is **NOT** a part of the Altadena CSD Update project, either now or at any time prior to the July 28, 2016 public hearing. However as many speakers

testified on the project, below is a summary regarding the Charles Company project to help clarify the facts:

- The existing Altadena CSD includes requirements that at least 50% of the total building's ground floor facing a commercial street be devoted to entrances, show windows, or other displays which are of interests to pedestrians.
- On March 17, 2015, County Department of Regional Planning (DRP) determined that the plans submitted by the Charles Company were consistent with the existing Altadena CSD (Ministerial Site Plan Review Case No. RPP201500177). The use is a by-right use.
- After construction began, a site inspection triggered a revocation of DRP's approval, as the construction was not consistent with the approved plans.
- On June 2, 2016, additional changes to the commercial building were approved through a Site Plan amendment (Site Plan Review Case No. RPP201500177).
- Construction is not yet complete. No Certificate of Occupancy will be issued by County Department of Public Works (Public Works) Building and Safety (Building and Safety) until a site inspection determines that the finished wall is consistent with all approved drawings of the building elevations that depict windows and doors on the Lake Avenue facing ground floor is complete.

While the Charles Company project is **NOT** a part of the Altadena CSD Update project, concerns raised by the project has influenced the proposed CSD Update. Under the updated Altadena CSD, the Charles Company commercial building would not be approved in its existing form. It would not meet the updated development standards, including that:

- At least 55% of the total length of the façade and 40% of the total area of the façade of the ground floor be devoted to windows at sidewalk level;
- Such windows must offer views of the store interior, or interior displays visible to pedestrians;
- A pedestrian entrance at sidewalk level must be provided on and oriented toward Lake Avenue, a commercial corridor; and
- A minimum two-foot setback must be provided along Lake Avenue, a commercial corridor and landscaped or with amenities such as benches.

Where a pedestrian entrance cannot be provided from a commercial corridor, through the CSD Modification process a larger portion of the building façade must be devoted to windows, interior views or interior displays; and alternative publicly accessible space must be provided through such designs as a courtyard, garden, covered walkway or other green space.

UPDATE: Additional design requirements included in the Altadena CSD Update will enhance the commercial building aesthetics in Altadena. In addition to those proposed in the July 2016 draft, additional updates are included in the October 2016 draft CSD (please

see Attachment 1). A comparison of text changes from the July 2016 draft and October 2016 draft is also provided under Attachment 2.

2) Commercial Height Limit on Lake Avenue

The July 2016 draft CSD proposed to raise the height limit for commercial properties along a portion of Lake Avenue from 35 feet to 48 feet. This proposed height limit was consistent with the Altadena Community Plan, which identified this part of Lake Avenue as the Lake Avenue Mixed Use Area and sets a maximum height of 48 feet.

During the July 28 public hearing, the CSD Committee revised their recommendation to retain the 35-foot height limit for the Lake Avenue Mixed-Use 'Center' Area.

Testimony during the public hearing continued to oppose the height limit increase, with concerns regarding taller structures obstructing the views of the mountains. There was also opposition (under a misunderstanding) that the CSD Update proposes to build condominiums and increase density. Concerns included the perceived increased traffic congestion and higher urban densities associated with greater residential development.

UPDATE: The revised draft of the CSD retains the existing height limit for the Lake Avenue Mixed Use 'Center' Area at 35 feet (please see Attachment 1). It should be noted that accommodating mixed-use with retail of more than 2 stories will be difficult under 35 feet. The height limit for all the other commercial zones in Altadena, including Lake Avenue south of Calaveras Street, is a maximum 35 feet with up to 20 percent of the building footprint allowed maximum three stories or 48 feet for architectural interest.

No revisions to the draft CSD are necessary to address condominium development, density or mixed use development as they are outside the purview of this CSD and its update:

- Condominiums are a form of ownership, and require a tentative map as regulated by the state Subdivision Map Act and Title 21 (Subdivision Ordinance) of the County Code. A tentative map requires public hearing, and there is no physical development or changes to Title 21 by this CSD Update.
- Density is regulated by the County General Plan and Altadena Community Plan, and not by the CSD which is a component of zoning regulations.
- Mixed use development is permitted countywide through the Mixed Use Ordinance, and there are no changes proposed by this CSD Update.

3) Drive-Through Establishments

Drive-through establishments are currently permitted throughout Altadena, except on Lake Avenue. On Lake Avenue, drive-through establishments are prohibited. The July 2016 draft CSD proposed eliminating the ban on drive-through establishments in

commercial zones on Lake Avenue and requiring a Conditional Use Permit (CUP) only when adjacent to residentially zoned properties.

Testifiers expressed concerns with this change, citing increased traffic and the reduction of pedestrian-oriented businesses on Lake Avenue. During the July 28 public hearing, the CSD Committee revised their recommendation to require a CUP for all drive-through establishments in Altadena.

UPDATE: The revised draft of the CSD would require all drive-through establishments to obtain a CUP which will allow analysis of impacts from individual proposed establishments (please see Attachment 1).

4) Height and Placement of Fences, Walls and Hedges in the Front Yard Setback in R-1 Zones

Many properties do not comply with current height limits for front yard fences and walls and other landscaping (e.g. hedges). However, existing fences and hedges are an aspect of the community character and address privacy and noise concerns. The July 2016 draft CSD proposed that the fence or hedge may be up to six feet if located a minimum 10 feet back. Specific allowed materials were called out in the ordinance and compliance required within five years of ordinance adoption.

During the July 28 public hearing, testifiers expressed concerns with the development standards proposed, possibly unaware that the proposed development standards are a loosening of the current requirements for front yard fences, walls and hedges.

Below is a summary to help clarify the facts:

- Currently, the maximum height of fences, walls and hedges in a required front yard is 42” or 3 ½ feet.
- The current CSD permits modifications to the development standards in the residential zones through a CUP. This process was in the Altadena CSD as originally adopted in 1998.
- The number of zoning enforcement complaints filed with DRP on overheight fences prompted a moratorium on enforcement by the Board Office in 2000.
- Enforcement is complaint-based.

UPDATE: Since the public hearing, DRP staff worked with Public Works and the CSD Committee to revise the fence and hedge requirements (please see Attachment 1). These standards have been updated as follows:

	July 2016 Draft CSD	*October 2016 Draft CSD*
Fences and Walls	Highway line to within 10' back: Maximum 42" 10' back to end of required front yard: Maximum 6'	**ALL** Within Driveway Zone: Maximum 42" **INTERIOR LOTS**Highway line to within 2.5' back: Maximum 42" 2.5' to within 10' back: Maximum 42" solid, with up to 6' with portion above 3.5' as 80% open/non-view obscuring 10' back to end of required front yard: Maximum 6', with front yard landscaping **CORNER/REVERSED CORNER LOTS** Highway line to within 10' back: Maximum 42" 10' back to end of required front yard: Maximum 6', with front yard landscaping
Hedges/ Landscaping	Highway line to within 10' back: Maximum 42" 10' back to end of required front yard: Maximum 6'	**ALL** Within Driveway Zone: Maximum 42" **INTERIOR LOTS** Highway line within 10' back: Maximum 42" 10' back to end of required front yard: Maximum 6' **CORNER/REVERSED CORNER LOTS** Highway line to within 10' back: Maximum 42" 10' back to end of required front yard: Maximum 6'
Modification Process	CSD Modification, similar to a Minor CUP ($1,535 filing fee)	CSD Modification, similar to a Minor CUP. ($1,535 filing fee)
Applicability	Effective date of ordinance + 5 years	Effective date of ordinance
Fence and Wall Materials	List of allowed materials	List of prohibited materials

These revised standards allow taller fences and hedges for interior lots that balance safety with aesthetics and community character. By revising the fence and materials to list only those prohibited, the community's desire to provide greater flexibility is addressed. Enforcement will continue to be complaint-driven.

Generally, the property line and highway line are the same line on most properties. However, in cases where the public roadway is not fully built-out or on roadways where

an alternate design standard was used with the sidewalk directly next to the roadway, the highway line and property line are not the same. Therefore for clarity purposes the CSD is using the term “highway line” instead of “property line”.

5) Bed & Breakfasts in R-1 & R-2 Zones

Currently, although the countywide zoning code contains regulations that can be applied to short term rentals, they do not specifically address online short term rental businesses such as Airbnb, VRBO and others. The current applicable zoning regulations limit rentals to 4 persons per residential unit.

During the July 28, 2016 public hearing testifiers expressed concerns regarding Airbnb and other online short term rental businesses in residential areas with causing negative impacts on the surrounding neighborhoods related to noise, parking and other issues.

DRP is working with the County Treasurer and Tax Collector (TTC) on the matter of online short term residential rentals. The TTC is analyzing potential recommendations and will report to the Board of Supervisors in the near term. If the Board directs any changes that affect land use, we anticipate direction to draft a countywide ordinance to address online short term rentals in residential zones.

UPDATE: No change is necessary to the bed and breakfast provisions, including CUP requirement and associated development standards, as proposed in the July 2016 draft CSD.

6) Other Concerns

Other concerns raised during the July 28 public hearing include hillside regulations, and gross structural area (GSA). In addition to the existing hillside regulations specific to Altadena were adopted in 2012 as part of the CSD, the countywide Hillside Management Areas (HMA) ordinance was updated in 2015. No changes are proposed to the Altadena hillside regulations other than for consistency with the recently adopted HMA ordinance.

GSA specific to Altadena also currently exist, and are not proposed to be updated as part of this CSD Update.

UPDATE: No change is proposed for the hillside and GSA provisions specific to Altadena. Where any modification is necessary, the CSD reduces the required permit from a CUP to CSD Modification process. Which allows individual homeowners to request modifications to standards specific to their property, including the GSA.

ADDITIONAL ORDINANCE REVISIONS

In addition to those described above in response to public testimony, the following additional ordinance revisions have been included in the October 2016 draft CSD (please see Attachment 1):

1) Parking Requirements on Commercial Lots Less Than 5,000 Square Feet

In the July 2016 draft CSD, staff recommended a tiered approach to parking based on lot size. For a retail or restaurant uses within an existing building or with an addition, parking was proposed to be required as follows:

- <2,500 square feet lots: No parking required
- 2,500-5,000 square feet lots: 30% reduction from that required at time of building construction

Due to support for the CSD Committee's additional recommendation to further reduce required parking, no parking will be required for additions to existing structures on lots between 2,500 and 5,000 square feet.

2) Odd Shaped Lots with Less than Required Street Frontage in R-1 Zones

From the CSD Committee's Additional Recommendations was a proposal to define the front yard for odd-shaped lots as the portion of the lot that fronts onto a public street. Staff did not initially recommend approval due to potential inconsistencies with countywide provisions for determine yard area, and that including a definition in the CSD may override the need for considering neighborhood pattern and how development could best fit on any particular lot.

Due to support for the CSD Committee's additional recommendation, staff has drafted language in the October 2016 draft CSD for this definition. As required frontage is dictated by Title 21 (Subdivision Ordinance) and may be 40 feet or 50 feet depending on the street design, the CSD defers to Title 21 for what is considered less than required. Please note that flag lots are not considered odd shaped lots, and development standards for yards for flag lots are deferred to countywide requirements.

REMAINING CSD COMMITTEE ADDITIONAL RECOMMENDATIONS

The following Additional Recommendations by the CSD Committee listed in the July 28, 2016 RPC Staff Memorandum, are still not supported by staff and the same rationale for each of the listed items remain applicable. Those proposals are listed below:

- One Time Additions of 500 Square Feet or Less in R-1 Zones
  - Not recommended due to potential impacts to surrounding residents, encroachment into setbacks, legal and administrative concerns. The CSD Modification process allows for public input and analysis.
- Classes as Home Based Occupations in the R-1 Zone with a CUP

  - Not recommended as potential impacts to residents through noise and nuisance issues would outweigh benefits to allowing this use in predominantly residential areas.
- Updates related to Second Units in R-1 Zones
  - Not recommended as there are countywide efforts currently underway to address second units. In addition, there are statewide laws going into effect that would also lead to increased housing supply through density bonuses.

SUPPLEMENTAL ENVIRONMENTAL ANALYSIS

For purposes of the California Environmental Quality Act (CEQA), the project is an amendment to the Altadena CSD, and consists of updates to regulations related to uses and development standards as well as procedure. While there is no physical development resulting directly from the project, CEQA also requires an analysis of indirect impacts in identifying any potential significant impacts to the environment.

An Initial Study was prepared based on an earlier draft of the CSD, and the July 28, 2016 RPC Staff Memorandum provides a detailed discussion of the project and potential impact areas, including aesthetics, traffic, noise, and air quality. While the draft CSD analyzed for purposes of CEQA differs slightly than the July 2016 draft CSD, the changes are minor as to not affect the environmental analysis or conclusions made from such analysis.

Based on the changes proposed in October 2016 draft CSD, the following is additional information related to the environmental analysis:

- **Aesthetics**: Changes in the October 2016 draft CSD include the lowering height limit for the Lake Avenue Mixed Use Area, an area identified in the Altadena Community Plan as generally along Lake Avenue between Altadena Dr. and Calaveras St. and bounded by El Molino Ave. to the east. As Lake Avenue slopes higher to the north, retaining the maximum 35-foot height limit does not increase any potential impacts to existing views from Lake Avenue. Additionally, updated requirements for certain open and non-view obscuring walls and landscaping associated with six-foot tall walls and fences in residential areas would enhance the existing visual character of Altadena.
- **Air Quality**: The requirement for all drive-through establishments to need a CUP ensures that on a specific site, the environmental impacts directly resulting from the proposed use would be analyzed, including air quality. While eliminating required parking for retail and restaurant uses on 2,500 to 5,000 square-foot lots may result in some additional driving to find parking, these indirect impacts would be less than significant on the implementation of the South Coast Air Quality Management District, would not violate air quality standards, would not result in a cumulatively considerable net increase in criteria pollutants, or create objectionable odors.
- **Greenhouse Gas (GHG) Emissions**: Similar to air quality, the requirement for all drive-through establishments to need a CUP ensures that on a specific site, the environmental impacts directly resulting from the proposed use would be analyzed,

including GHG emissions. While eliminating required parking for retail and restaurant uses on 2,500 to 5,000 square-foot lots may result in some additional driving to find parking, these indirect impacts would be less than significant on the indirect generation of GHG emissions and it would not conflict with any adopted plans for reducing GHG emissions.

- **Noise**: The requirement for all drive-through establishments to need a CUP ensures that on a specific site, the environmental impacts directly resulting from the proposed use would be analyzed, including noise. The prior analysis already included the effects of development standards that require noise buffering and design to minimize impacts from drive-through establishments on adjacent properties.
- **Population and Housing**: While no changes in the October 2016 draft CSD require additional consideration of population and housing impacts, it should be stated for clarity that the CSD does not directly or indirectly encourage population growth or increased density. Density is established by the County General Plan and Altadena Community Plan.
- **Traffic**: Similar to air quality, the requirement for all drive-through establishments to need a CUP ensures that on a specific site, the environmental impacts directly resulting from the proposed use would be analyzed, including traffic. Public Works is consulted through the CUP application review process, and ensures that adequate traffic queueing and spacing is provided. While eliminating required parking for retail and restaurant uses on 2,500 to 5,000 square-foot lots may result in some additional driving to find parking, these indirect impacts would be less than significant on any conflict with applicable congestion management programs. In residential areas, the revised development standards for fences, walls and hedges in front yards ensure that no design features increase hazards.

With this additional discussion, the October 2016 draft CSD remains within the scope of environmental analysis and conclusions made on the project. Therefore, the Negative Declaration remains the appropriate environmental document.

STAFF RECOMMENDATION

The RPC Revised Altadena CSD Update (Attachment 1) is a comprehensive zoning ordinance that amends the CSD to maintain and enhance residential and commercial character while providing new development standards for an evolving and diverse community of Altadena. The revised ordinance reflects comments received from testimony at the July 28, 2016 public hearing and written letters received since the hearing.

Although there was disagreement voiced by some members of the public, the Altadena Town Council appointed the CSD Committee to represent the community and their wishes for the revision for the CSD to implement issues voiced in the Altadena Vision Plan in 2012. The revisions contained in the CSD reflect those community-driven requests by the CSD Committee and analyzed by DRP. Furthermore, those concerns raised by the public

during the July 28 public hearing were considered by staff and the CSD Committee in developing the October 2016 draft CSD.

The Altadena CSD Update is a result of recommendations put forth by the CSD Committee appointed by the Altadena Town Council. This CSD Update also reflects the County's best recommendation for an ordinance that balances the community's goals with effective and enforceable zoning regulation of future development in Altadena.

Therefore, staff recommends that your Commission close the Public Hearing, and recommend to the Board of Supervisors approval of the Negative Declaration and adoption of the Altadena Community Standards District Update Ordinance.

The updated draft resolution for your Commission will be provided in next week's transmittal.

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, AND RECOMMEND TO THE BOARD OF SUPERVISORS, APPROVAL OF THE NEGATIVE DECLARATION, AND ADOPTION OF THE ALTADENA COMMUNITY STANDARDS DISTRICT UPDATE ORDINANCE.

MC:SMT:DM/RM

Attachment 1: RPC Revised Altadena CSD Update Ordinance
Attachment 2: Table of CSD Revisions from July 28 Public Hearing Version
Attachment 3: Correspondence Received after July 28 Public Hearing

DRAFT ORDINANCE

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning – of the Los Angeles County Code related to the Altadena Community Standards District, and related amendments to the Minor Conditional Use Permit.

SECTION 1. Section 22.20.100 is hereby amended to read as follows:

…

-- Residences, senior citizen, subject to the conditions listed in Section 22.56.235.

~~-- Residences, single-family, in the Altadena Community Standards District, where the provisions of Section 22.44.127 cannot be met.~~

-- Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the state of California, in which no pupil is physically restrained, but excluding trade or commercial schools.

…

SECTION 2. Section 22.44.127 is hereby amended to read as follows:

22.44.127 Altadena Community Standards District

A. Intent and Purpose

The Altadena Community Standards District ("CSD") is established to ensure that new and expanded structures are compatible in size and scale with the characteristics of surrounding residential neighborhoods, protecting the light, air, and privacy of existing single-family residences from negative impacts <u>while providing certain flexibility within residential areas</u>. The CSD is also established to <u>revitalize commercial centers,</u>

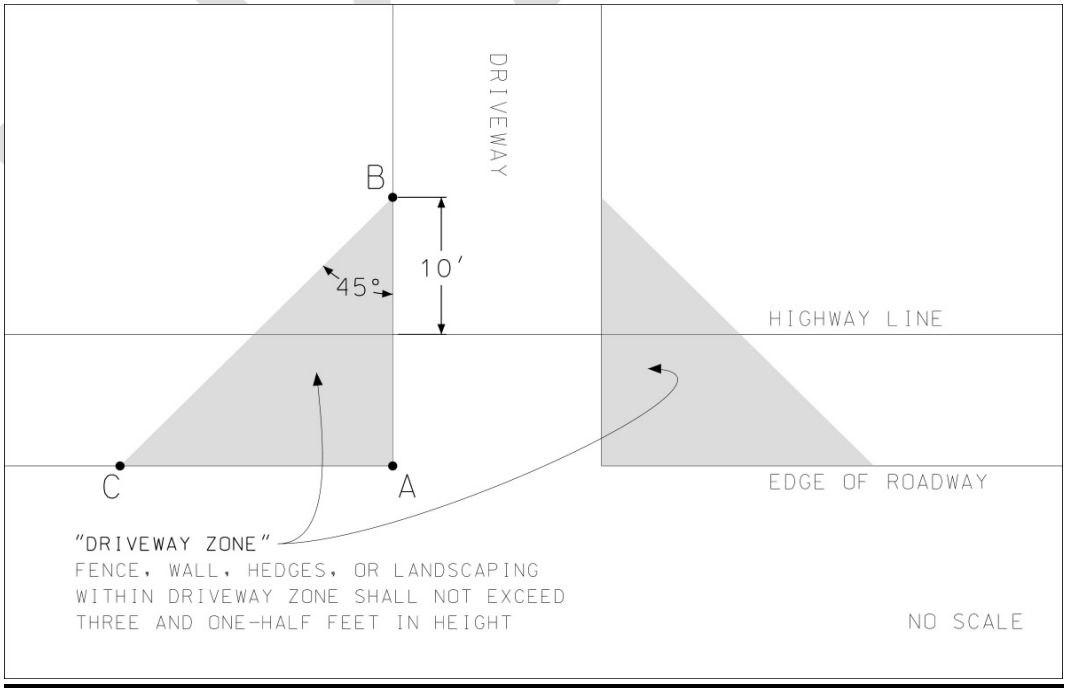
improve the pedestrian nature of commercial streets, and to minimize the visual and environmental impacts of development in hillside management areas.

B. Definitions

The following terms are defined solely for this CSD.

1. **Bed and Breakfast Establishment.** Bed and breakfast establishment means a residence containing guest rooms used for short-term rental accommodations, which provides breakfast for guests of the facility.
2. **Bedroom**. Any habitable room or space with a closet which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking, or dining purposes.
3. **Driveway Zone.** The triangular areas created on both sides of a driveway delineated by the following three points:
   a. Point "A" is the point at which the existing edge of the driveway meets the edge of roadway or top of curb if present;
   b. Point "B" is the point along the edge of the driveway located ten feet back from the highway line towards the property; and
   c. Point "C" is the point at which a line that is extended from Point "B" at a 45 degree angle meets the edge of the roadway or top of curb if present as illustrated by Figure 22.44.127-A: Driveway Zone.

Figure 22.44.127-A: Driveway Zone



4. **Encroachment Plane.** An inclined plane, beginning at a stated height above average grade parallel to the property line, and extending into the interior of the site at a stated upward angle to the horizontal average grade perpendicular to the property line.

5. **Ridgelines.** The line formed by the meeting of the tops of sloping surfaces of land.

6. **Significant Ridgelines.** Highly visible ridgelines that dominate the landscape.

~~B~~C. ~~Description of~~ District Map

The boundaries of ~~the District~~ this CSD are ~~coterminous with the boundaries of the Altadena Community Plan. The map of the District follows this Section.~~ shown on Map 22.44.127-A: Altadena CSD Boundary, at the end of this Section.

D. Applicability

(Reserved)

E. Application and Review Procedures

(Reserved)

~~C~~F. Community Wide Development Standards

1. **Landscaping.** Where landscaping is required by this CSD, it shall be maintained through regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.

2. **Hillside Management.**

a. ***Applicability.*** The provisions of this Subsection shall apply in hillside management areas, as defined in Section 22.08.080, except for:

i. Applications submitted to the Department ~~of Regional Planning~~ and deemed complete prior to the effective date of the ordinance ~~creating~~ establishing this Subsection, provided that plans submitted with the application depict all proposed grading and structures.

ii. Changes to applications approved by the Department ~~of Regional Planning~~ prior to the effective date of the ordinance ~~creating~~ establishing this Subsection, provided that such changes:

(A) Do not cumulatively increase the previously approved floor area or height of any structure by more than 10 percent; and

(B) Do not cumulatively increase the previously approved amount of grading to more than 2,500 total cubic yards of cut plus fill material.

iii. Applications to repair or reconstruct a damaged or destroyed structure that was legally established prior to the effective date of the ordinance ~~creating~~ establishing this Subsection.

b. ***Permits Required.***

i. Minor Conditional Use Permit. A ~~m~~Minor ~~c~~Conditional ~~u~~Use ~~p~~Permit, as provided in Section 22.56.085 shall be required for any development within a Hillside Management Area that is not otherwise subject to a ~~c~~Conditional ~~u~~Use ~~p~~Permit pursuant to Section 22.56.215~~5~~7 (Hillside Management Areas), or as stated in subsection ii below except for:

(A) Additions to a structure that was legally established prior to the effective date of the ordinance creating this ~~s~~Subsection;

(B) New accessory structures; ~~and~~or

(C) Development designed so that all areas with a natural slope of 25 percent or greater remain in a natural state.

~~ii. Applications for a minor conditional use permit shall include the information required by Section 22.56.215.D and shall substantiate the burden of proof required by Sections 22.156.090, 22.56.21.F.1.a, and 22.56.215.F.1.b.~~

~~c. ***Grading.***~~

ii. Conditional Use Permit. A ~~c~~Conditional ~~u~~Use ~~p~~Permit, as provided in Part 1 of Chapter 22.56, shall be required for any grading on a lot ~~or parcel of land~~ that cumulatively exceeds 2,500 total cubic yards of total cut plus total fill material, excluding any grading approved prior to the effective date of the ordinance ~~creating~~ establishing this ~~s~~Subsection.

c. ***Development Standards***.

i. Any application for grading involving the off-site transport of 1,000 or more cubic yards of material, shall include a haul route, subject to the provisions of Sections 22.56.1752 and 22.56.1753.

ii. Any grading occurring during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, shall be subject to the requirements deemed necessary by the Department of Public Works to prevent runoff and erosion.

iii. Additional Development Standards for Conditional Use Permits. In addition to the development standards in this subsection and for a Conditional Use Permit pursuant to Section 22.56.217, the development shall comply with Table 22.44.127-A, below, where applicable:

TABLE 22.44.127-A:HILLSIDE DESIGN DEVELOPMENT STANDARDS	
Grading and Topography	• Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures. • Terracing and retention walls, if unshielded by landscaping and visible from downslope, are designed with varied gradients and curvilinear shapes that mimic or blend into surrounding contours.
Views and Screening	• Structures, retention walls, and graded areas are screened by landscaping and vegetation. • Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope.
Surfaces and Reflectance	• Structures incorporate articulated surface faces instead of flat blank walls. • Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less.
Landscaping	• Where new tree planting occurs, new trees blend with surrounding vegetation.
Trails	• Existing trail right-of-ways or trail heads within the project, dedicated to the County as of the effective date of the ordinance establishing this Subsection B, are improved if necessary to ensure their ongoing use.

~~ii~~d. ***Additional Findings for Conditional Use Permits***. ~~In approving a conditional use permit for grading, the Hearing Officer or Regional Planning Commission shall make the following findings in addition to those required by Section 22.56.090:~~ In addition to the findings required under Section 22.56.090 and Section 22.56.217 (Hillside Management Areas), the Hearing Officer shall approve a conditional use permit where the information submitted by the applicant and/or presented at public hearing substantiates that the project complies with the additional development standards in this Section. ~~following findings in addition to those required by Section 22.158.050.B (Findings)~~:

~~(A) The grading is designed to minimize disturbance to the natural hillside by clustering building pads and structures near existing paved streets, on areas with the flattest terrain, or on areas with the least visual impact; and~~

~~(B) The overall development minimizes visual and environmental impacts to the surrounding area. In making this finding, the Hearing Officer ore Regional Planning Commission shall require~~

~~projects to comply with the following development standards regarding hillside design, where they apply to the project:~~

~~***Grading and Topography***~~	~~• Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures.~~ ~~• Terracing and retention walls, if unshielded by landscaping and visible from downslope, are designed with varied gradients and curvilinear shapes that mimic or blend into surrounding contours.~~
~~***Views and Screening***~~	~~• Structures, retention walls, and graded areas are screened by landscaping and vegetation.~~ ~~• Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope.~~
~~***Surfaces and Reflectance***~~	~~• Structures incorporate articulated surface faces instead of flat blank walls.~~ ~~• Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less.~~
~~***Landscaping***~~	~~• Where new tree planting occurs, new trees blend with surrounding vegetation.~~
~~***Trails***~~	~~• Existing trail right-of-ways or trail heads within the project, dedicated to the County as of the effective date of the ordinance establishing this Subsection B, are improved if necessary to ensure their ongoing use.~~

~~In addition to these required design standards,~~ The Hearing Officer ~~or Regional Planning Commission~~ may require that the applicant incorporate additional design standards which would further the purpose of this CSD in minimizing the visual and environmental impacts of development in hillside management areas. Such standards may include, but are not limited to, requiring that visible topsoils used as grading fill match the color and texture of rocks and soils naturally occurring on site, requiring that project structures use matte or rough surfacing to diminish reflectances, requiring that stands of native vegetation are preserved or expanded, and requiring that mature trees are preserved.

~~iii. Any application for grading involving the off-site transport of 1,000 or more cubic yards of material, shall include a haul route for review and approval by the Department.~~

~~iv. Any grading occurring during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, shall be subject to mitigation measures deemed necessary by the Department of Public Works to prevent runoff and erosion.~~

~~d~~3. **Significant Ridgeline Protection.** ~~Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are highly visible ridgelines that dominate the landscape. The locations of the significant ridgelines within the CSD are shown on the map following this Section.~~

a. The locations of the significant ridgelines within this CSD are shown on Map 22.44.127-B: Significant Ridgelines, at the end of this Section.

~~i~~b. The highest point of any structure shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, ~~roof-mounted solar panels~~ structure-mounted small scale solar energy systems, and small-scale wind energy ~~conversion~~ systems.

~~ii. Any modification to the standards set forth in subsection 2.d.i. shall require a conditional use permit, pursuant to Part 1 of Chapter 22.56. In approving such conditional use permit, the Hearing Officer or Regional Planning Commission shall make the following findings in addition to those required by Section 22.56.090:~~

~~(A) Alternative sites within the project site have been considered and rejected due to the presence of documented hazards or the potential for greater damage to biota, as determined by a biologist; and~~

~~(B) The overall development is designed to comply with the development standards provide in subsection C.2.c.ii.b.~~

4. **Historic Preservation**.

a. ***Significant Properties***. The following structures may be of historic or architectural significance:

i. 1849-1879 Lake Avenue: Saint Elizabeth's Catholic Church. Map Book 5848, page 1, Parcels 8, 10, 11 and 15. Map 1 Altadena, all of Lot 30;

ii. 2184 Lake Avenue: Eliot School. Map 5845, page 9, Lots 1—14 of Lake Avenue Heights, and Lot 900, a portion of Grogan Tract;

iii. 2245 Lake Avenue: Pacific Electric Railway Substation No. 8. Map Book 5845, page 21, Parcel 35. Map 1 Altadena, portions of Lot 8 and Lot 9;

iv. 2366 Lake Avenue: Altadena Library. Map Book 5845, page 5, Parcel 32. Tract No. 7832, Lots 66, 67, 68 and 69; and

v. 2455 Lake Avenue, 835—875 Mariposa Street and 2520 and 2526 El Molino Avenue: Woodbury Building. Map Book 5845, page 17, Parcels 10 and 14. Map 1 Altadena, portions of Lots 3 and 4.

b. ***Alteration***. Any expansion, addition, alteration or demolition of the structures listed in subsection 4.a above, is subject to the provisions of this Altadena CSD. Notice of application shall be sent to Altadena Heritage thirty (30) days prior to any action.

c. ***Designated Landmarks and Historic Districts***. Notwithstanding the provisions herein, any building or structure designated as a landmark or within a historic district shall be regulated under Part 28 of Chapter 22.52 (Historic Preservation Ordinance).

~~D~~G. Zone Specific Development Standards

1. **Zone R-1.**

a. ***Yard Requirements ~~and Height Limits~~.***

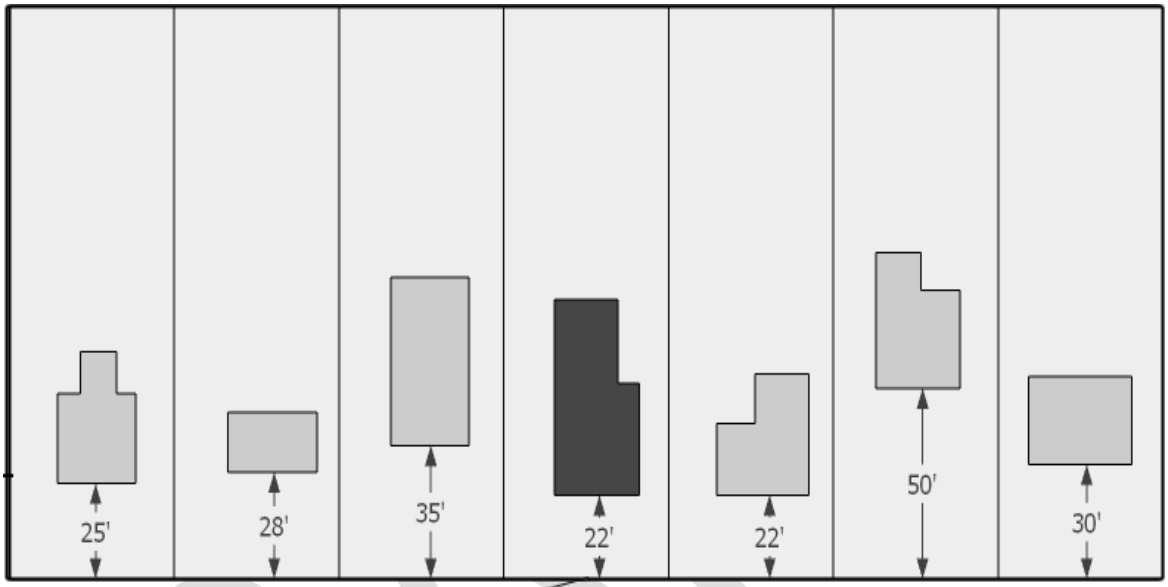
i. Except as established in Part 5 of Chapter 22.44 (Setback Districts), the provisions of this CSD shall supersede the provisions of Section 22.20.120 as follows, as noted in Table 22.44.127-B, where not expressly superseded, Section 22.20.120 controls~~The standards for yards and heights shall be based on the size of the lot or parcel as noted in the following table, except as specified in subsections Diaii through Diavi~~:

TABLE 22.44.127-B: YARD REQUIREMENTS					
Lot Size (net square feet)	**Minimum Yard Dimensions (linear feet): Front**	**Minimum Yard Dimensions (linear feet): ~~Back~~ Rear**	**Minimum Yard Dimensions (linear feet): Side Interior and Corner**	**Minimum Yard Dimensions (linear feet): Side Reverse Corner**	**~~Maximum Height (linear feet):~~**
~~40,000+~~	~~20~~	~~35~~	~~5~~	~~10~~	~~35~~
~~39,999-~~ ≥20,000	Smallest front yard on same block (min. 20)	35	10 percent of average lot width (min. 5)	10 percent of average lot width (min. 10)	~~35~~
<20,000 ~~13,000-19,999~~	Smallest front yard on same block (min. 20)	25	10 percent of average lot width (min. 5)	10 percent of average lot width (min. 10)	~~30~~
~~<13,000~~	~~20~~	~~25~~	~~5~~	~~10~~	~~30~~
~~Flag lots <7,500~~	~~10~~	~~10~~	~~10~~	~~10~~	~~30~~

ii. The front yard shall not be less than the smallest front yard of a legally established residence ~~average depth of all of the front yards~~ on the same side of the street on the same block, but in no case less than 20 feet, as illustrated in Figure 22.44.127-B~~. A vacant lot shall not be included in the computation for this purpose.~~

~~iii. Each side yard shall not be less than 10 percent of the average width of the lot, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards.~~

Figure 22.44.127-B: Example of Minimum Front Yard Setbacks



The minimum front yard setback is equal to the smallest legally established front yard on the same side of the street on the same block but no less than 20 feet

ii~~i~~v. ~~Each required yard shall not be less than 15 feet where any portion of a residence or other structure within that yard exceeds 23 feet in height.~~ Except as provided in Section 22.48.120 (Projections into Yards), no portion of any structure shall exceed 23 feet in height where located within 15 feet of any property line.

iv. On irregularly shaped lots with lot frontage less than that required by Section 21.24.300, the front yard shall be measured from street frontage.

~~v. Where fill material has been placed on a lot or parcel after such lot was legally created, height shall be measured from the previously existing grade.~~

~~vi. The maximum number of stories above grade shall be two. A "basement" as defined in Section 22.08.020,B, shall be considered a story above grade, while a "cellar" as defined in Section 22.08.030,C, shall not be considered a story above grade.~~

b. ***Height Limits.***

i. Except as provided below, Section 22.20.110 (Height Limits) shall remain applicable. The provisions of this CSD shall supersede the provisions of Chapter 22.20.110 as follows, as noted in Table 22.44.127-C:

TABLE 22.44.127-C: HEIGHT LIMITS	
Lot (net square feet)	Maximum Height (linear feet):
≥ 20,000	35
<20,000	30
Flag Lots	30

ii. Where fill material has been placed on a lot after such lot was legally created, height shall be measured from the previously existing grade. Where material has been cut on a lot after such lot was legally created, height shall be measured from the grade that results from such cut.

iii. The maximum number of stories above grade shall be two. A "basement" as defined in Section 22.08.020, B, shall be considered a story above grade, while a "cellar" as defined in Section 22.08.030, C, shall not be considered a story above grade.

c. ***Fences, Walls and Landscaping.***

i. Maximum Height. Except as provided herein, Section 22.48.160 (Fences and Walls) relating to fences and walls shall remain applicable. Notwithstanding subsection G of Section 22.48.160, the height of a fence or wall shall be measured inclusive of any architectural feature, fixture, or support element attached to or part of said fence or wall.

ii. Front Yards. The provisions of this CSD shall supersede the provisions of Section 22.48.160 as follows, as noted in Table 22.44.127-D and Table 22.44.127-E:

(A) Corner or Reversed-Corner Lots. Table 22.44.127-D, below identifies the maximum height for fences, walls, and landscaping for corner or reversed-corner lots.

TABLE 22.44.127-D: FENCES, WALLS AND LANDSCAPING HEIGHT LIMITS FOR CORNER OR REVERSED-CORNER LOTS		
Location	***Maximum Height***	
	Fences and Walls	Trees, Shrubs, Flowers and Plants, including Hedges*
Within a Driveway Zone	42 inches	42 inches
Area between Highway Line and 10 feet from Highway Line	42 inches	42 inches
10+ feet from Highway Line	6 feet	6 feet
* where forming a barrier serving the same purpose as a fence or wall		

(1) Where such fence or wall exceeds three and one-half feet in height, such front yard shall maintain live plants in the portion of the yard adjacent to the street. Such plants shall comply with the provisions of this subsection G.1.c.ii.(A).

(B) All Other Lots. Table 22.44.127-E, below identifies the maximum height for fences, walls, and landscaping for all other lots.

TABLE 22.44.127-E: FENCE, WALLS AND LANDSCAPING HEIGHT LIMITS FOR ALL OTHER LOTS		
Location	***Maximum Height***	
	Fences and Walls	Trees, Shrubs, Flowers and Plants, including Hedges*
Within a Driveway Zone	42 inches	42 inches
Area between Highway Line and 2.5 feet from Highway Line	42 inches	42 inches
Area between 2.5 feet from Highway Line and 10 feet from Highway Line	6 feet pursuant to subsection (1) below	42 inches
≥ 10 feet from Highway Line	6 feet	6 feet
* where forming a barrier serving the same purpose as a fence or wall		

(1) When located a distance greater than or equal to two and one-half feet and less than 10 feet from the highway line, fences and walls shall be open and non-view obscuring for any portion of the fence or wall greater than three and one-half feet in height. A fence, or wall, or portion thereof shall be considered open and non-view obscuring when:

(a) A minimum of 80 percent of that fence or wall or portion thereof, evenly distributed horizontally along the entire length of said fence or wall or portion thereof, is transparent or permits views. Chain link

fencing with live plant material shall not be considered open and non-view obscuring; and

(b) Vertical support elements maintain a minimum distance of five feet apart.

iii. Corner Side Yards. Fences, walls, and hedges and landscaping within a required corner side yard shall comply with the provisions of subsection B of Section 22.48.160.

iv. Location. Notwithstanding the provisions of this CSD, any fence, wall, hedges or landscaping shall comply with Section 22.48.115 and Section 22.48.150 of the County Code. Any fence, wall, hedges or landscaping within the right-of-way requires a permit issued by Department of Public Works, as set forth in Section 16.06.010 (Permit – Prerequisite to Commencement of Certain Work) within Title 16 (Highways) of the County Code.

v. Prohibited Materials. All portions of new or replacement fences and walls in required front yards shall not be composed of barbed wire, concertina wire, razor wire or broken glass. Chain link fencing taller than three and one-half feet in height shall not be permitted unless covered and visually obscured with live plant material, and comply with all other provisions as in subsection G.1.c. of this section.

~~b~~d. ***Gross Structural Area and Lot Coverage.***

i. The gross structural area (GSA) of a residence includes the total floor area of all enclosed areas, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles. Lot coverage shall include all structures erected on the property.

ii. The maximum GSA or lot coverage shall be determined by the following formula:

GSA or Lot Coverage = (.25 x net lot area) + 1,000 square feet

iii. The maximum GSA or maximum lot coverage shall not exceed 9,000 square feet.

~~c~~e. ***Parking.***

i. Except as provided below, Part 11 of Chapter 22.52 (Vehicle Parking Space), including required onsite parking together with a maneuvering area (maneuvering aisle) and driveway, shall remain applicable. The provisions of this CSD shall supersede the provisions of Section 22.52.1180 as follows, as noted in Table

22.44.127-D: ~~Each residence shall provide on-site the required number of vehicle parking spaces, together with a maneuvering area and driveway, as follows:~~

TABLE 22.44.127-F: RESIDENTIAL PARKING	
Number of Bedrooms	***Number of Parking Spaces***
1 to 4	2
5 or 6	3
7 or more	4 (plus 1 space for every 2 additional bedrooms)

ii. Where ~~more than two~~ three or more parking spaces are required, per Table 22.44.127-D, above, such spaces may be uncovered and developed in tandem.

~~iii. "Bedroom" means any habitable room or space with a closet which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking or dining purposes.~~

~~d. Except as provided below, all sections of Part 2 of Chapter 22.48 relating to yards shall remain applicable. The provisions of this Community Standards District shall supersede the provisions of Part 2 of Chapter 22.48 as follows:~~

~~i. The flag lot yard provisions of Section 22.48.050 are hereby modified and not applicable to yards of 7,500 square feet or greater;~~

~~ii. The front yard provisions of Section 22.48.060, 22.48.070, and 22.48.080, are hereby modified by the provisions of subsection D.1.a.ii;~~

~~iii. The side yard provisions of Sections 22.48.090 and 22.48.100 are hereby modified by the provisions of subsection D.1.a.iii;~~

~~iv. The accessory building provisions of subsections A and D of Section 22.48.140 shall not be applicable; and~~

~~v. The yard modification provisions of Section 22.48.180 shall not be applicable.~~

~~e~~f. The provisions of this Community Standards District do not supersede ~~the nonconforming use provisions of~~ Part 10 of Chapter 22.56, (Nonconforming Uses, Buildings and Structures), except that: ~~as provided below:~~

~~i.~~ Section 22.56.1510.G. (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards) relating to repair of damage shall be superseded by the

following provisions: any single-family residence building or structure nonconforming due to use and/or standards which is damaged or destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 per cent of the total market value of the building or structure as determined by the methods set forth in Section 22.56.1510.G.1.a and b.

g. ***Home-Based Occupations.*** Except as provided below, Section 22.22.020 (Home-Based Occupations-Regulations) relating to home-based occupations shall remain applicable.

i. Number of Home-Based Occupations. A maximum of two home-based occupations is permitted per property, where no more than one client visit or one client vehicle per hour per property shall be permitted.

ii. Number of Employees. No more than two persons not residing on the property may be employed, either for pay or as a volunteer, to work on the property as part of a home-based occupation, for a maximum total of two non-resident employees per property.

iii. Notwithstanding the prohibitions in subsection B of Section 22.20.020, the following home-based occupations may be permitted:

-- Photography laboratories, digital, where:

(1) Any non-digital photography or film laboratory activities or materials, other than for occupant's own use, shall be prohibited; and

(2) All processing operations of the home-based occupation activity shall be conducted in an approved indoor space.

-- Picture framing, where:

(1) Only assembly of finished wood or other finished products shall be permitted;

(2) All paints, stains and varnishes shall be used in a properly-ventilated area, and shall cause no odors or toxic chemicals to be detected beyond the property; and

(3) All home-based occupation activity must be conducted in an approved indoor space.

-- Seamstress or tailor, where:

(1) A maximum of four sewing machines shall be permitted for the home-based occupation;

(2) Such sewing machine shall be non-commercial, non-industrial and domestic only; and

(3) All home-based occupation activity shall be conducted in an approved indoor space.

h. ***Bed and Breakfast Establishments.*** If a Conditional Use Permit (Section 22.56.010) application has first been approved, property in Zone R-1 may be used for a bed and breakfast establishment with three or more rooms made available for guests, if the Hearing Officer additionally finds that the facility will not have a disruptive effect on the neighborhood. In addition to the conditions imposed pursuant to Section 22.56.100 (Permit - Additional Conditions Imposed When), the following development standards shall be conditions of each grant, unless otherwise modified by the Hearing Officer:

i. The property shall have an area of not less than 10,000 square feet;

ii. The facility shall be operated and maintained by the owner or lessee of the property, and it shall constitute the primary residence of the owner or lessee;

iii. All guest rooms shall be located within the primary residence;

iv. Stays for any paying guests shall not exceed 14 consecutive days, and shall be not more than 30 days for such guest in any calendar year;

v. Kitchens and other cooking facilities shall be prohibited in any guest room within the establishment;

vi. There shall be one onsite parking space, which may be uncovered, served by all-weather access, for each guest room available for paying guests;

vii. The serving or consumption of food or beverages, including any alcoholic beverages, shall be restricted to residents and guests of the facility. No restaurant or similar activity that is open to the general public, shall be permitted;

viii. Any use of the establishment for commercial special events shall be specifically authorized by a Conditional Use Permit; and

ix. One wall-mounted or freestanding sign shall be permitted, provided that such sign does not exceed four square feet in sign area or eight square feet in total sign area, and does not exceed

a height of 42 inches measured vertically from ground level at the base of the sign.

~~f. Modification Procedure. The standards contained in this section may only be modified if a conditional use permit has first been approved as provided in Part 1 of Chapter 22.56 and while such permit is in full force and effect in conformity with the conditions of such permit.~~

2. **Zone R-2.**

a. ***Height Limits.***

i. Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.

ii. On lots ~~or parcels of land~~ with a size of 20,000 square feet or less, the maximum height of any structure shall be 30 feet.

b. ***Front Yards.*** At least 50 percent of any required front yard shall be landscaped.

c. ***Building Design.***

i. Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features ~~deemed appropriate by the Director~~.

ii. The floor area of any story above the first story shall be at least 20 percent less than the floor area of the first story and the reduced footprint of such story shall be set back from the side and/or rear of the first story's structure, but not from the front of the first story's structure. Attached garages and other attached non-living areas shall be included in computing the floor area of the first story.

d. ***Bed and Breakfast Establishments.*** If a Conditional Use Permit (Section 22.56.010) application has first been approved, property in Zone R-2 may be used for a bed and breakfast establishment pursuant to subsection G.1.h of this Section.

~~d. Modification of Development Standards.~~

~~i. The director may permit modifications to the development standards set forth in subsections D.2.a and D.2.b provided that an applicant demonstrates to the satisfaction of the director all of the following:~~

(A) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships;

(B) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to the other properties within the area governed by the Community Standards District; and

(C) That granting the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this Community Standards District or the Altadena Community Plan.

ii. Application. The procedure for filing a request for modification shall be the same as that for director's review as set forth in Part 12 of Chapter 22.56, except that the applicant shall also submit:

(A) A list, certified to be corrected correct by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property, and as owning property within 500 feet from the exterior boundaries of the subject property;

(B) Two sets of gummed mailing labels for the property owners referenced above with the property owners' names and addresses, and one photocopy of the labels;

(C) A map drawn to a scale of 1" = 100' indicating the location and owners of all such properties; and

(D) A filing fee, as set forth in Section 22.60.100, equal to that required for a Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.

iii. Notice. Not less than 30 calendar days prior to the date an action is taken, the director shall send a notice by certified mail of the pending application to the Altadena Town Council and the property owners on the list provided by the applicant pursuant to subsection d.ii.A, indicating that the town council or any such property owner may oppose the granting of such modification by filing with the director a written protest described in subsection d.iv, within 14 calendar days from the date of the notice.

~~iv. Written protests. Written protests will be accepted only from those persons notified pursuant to subsection d.iii, and shall demonstrate how the application for a modification fails to meet the burden of proof in subsection d.i, and Section 22.56.1690. Those written protests submitted by different co-owners of the same lot or parcel of land shall be deemed one written protest; those written protests submitted by different members of the Altadena Town Council on behalf of the town council shall also be deemed one written protest.~~

~~v. Decision.~~

~~(A) The director shall approve an application for a modification where not more than two written protests are received pursuant to subsection d.iv, where the application complies with Section 22.56.1690, and where the director determines that the application has satisfactorily demonstrated the matters required by subsection d.i. If the director approves the application, the director shall send notice by certified mail to the applicant, the town council, and all of the property owners identified in subsection d.ii.A.~~

~~(B) If three or more written protests are received pursuant to subsection d.iv, or the director determines that the application does not comply with Section 22.56.1690, or the application has not satisfactorily demonstrated the matters required by subsection d.i, the application shall be denied. If the director denies the application for any reason, including the reason that three or more written protests have been received, the director shall send notice of the decision by certified mail to the applicant, the Altadena Town Council, and the property owners identified in subsection d.ii.A. The notice shall indicate that the applicant may file an appeal within 14 calendar days of the date on the notice with a request for a public hearing before the hearing officer.~~

~~vi. Appeal. If the applicant files an appeal, the appeal shall be scheduled for a public hearing before a hearing officer. The applicant shall pay the additional fee for a public hearing set forth in Section 22.60.100 under Site Plan Review, Director's Review for Modification of Development Standards in a Community Standards District. All procedures related to the~~

~~appeal and the public hearing shall be the same as those for a conditional use permit, except as set forth in subsection d.vii.~~

~~vii.Hearing officer decision. The hearing officer shall approve or deny the application pursuant to the principles and standards of Section 22.56.090. The decision of the hearing officer shall become effective on the date of the decision and shall not be subject to further administrative appeal.~~

3. **Zone R-3.**

   a. ***Height Limits.*** Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.

   b. ***Interior Side Yards.***

      i. Any required interior side yard that adjoins a single-family or two-family residentially-zoned lot shall be landscaped, which landscaping shall include shrubbery and/or trees to shield the adjoining property.

      ii. No driveway, walkway, patio slab, or other area constructed of concrete, asphalt, or similar material shall be permitted in any required interior side yard that adjoins a single-family or two-family residentially-zoned ~~parcel~~ lot.

      iii. No uncovered porch, platform, landing, deck, or balcony may project into a required interior side yard that adjoins a single-family or two-family residentially-zoned ~~parcel~~ lot.

   c. ***Rear Yards.*** Rear yards that adjoin a single-family or two-family residentially-zoned ~~parcel~~ lot, shall include a landscaped area with a minimum depth of 10 feet measured from the rear property line. Such landscaped area shall include shrubbery and/or trees to shield the adjoining property. At least one tree, with a minimum size of 15 gallons, shall be provided for every 250 square feet of landscaped area.

   d. ***Building Design.*** Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features ~~deemed appropriate by the Director~~.

   e. ***Structure Height and Setback.*** For structures exceeding 25 feet in height that are located on a lot adjoining a single-family or two-family residentially-zoned ~~parcel~~ lot:

i. The maximum height of the structure at the inside boundary of the interior side yard adjoining the single-family or two-family residentially-zoned ~~parcel~~ lot shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said interior side yard for every two feet in height; and

ii. The maximum height of the structure at the inside boundary of the rear yard adjoining the single-family or two-family residentially-zoned ~~parcel~~ lot shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said rear yard for every foot in height.

f. ***Residentially Zoned Property Outside Unincorporated Territory.*** For purposes of Subsections G.3.b through G.3.e, above, all requirements related to a structure and/or property adjoining a single-family or two-family residentially-zoned ~~parcel~~ lot shall apply to such structure and/or property regardless of whether or not the single-family or two-family residentially-zoned ~~parcel~~ lot is located within incorporated or unincorporated territory.

~~g. Modification of Development Standards. The director may permit modifications to the development standards set forth in subsections D.3.a through D.3.e, pursuant to the provisions set forth in subsection D.2.d.~~

4. **All Commercial Zones.**

a. ***Permitted Uses***.

i. Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. In addition to the standards for outdoor dining (Section 22.28.070), restaurants and other eating establishments, including food take-out, may have outdoor dining where:

(A) Outdoor dining is established as accessory to the restaurant or other eating establishment; and

(B) Automobile parking is provided in accordance with Part 11 of Chapter 22.52 (Vehicle Parking Space), except as modified in subsection G.4.c.i for outdoor dining.

ii. Auto Repair Uses. Where auto repair uses are permitted as a primary or incidental use, the following development standards shall apply:

(A) Any auto repair use shall comply with Section 22.28.190;

(B) There shall be no more than three service bays; and

(C) Any required customer parking area shall not be used to store vehicles for repair.

b. ***Uses Subject to Permit.***

-- Drive-through Facilities. Drive-through facilities shall be permitted, provided a conditional use permit has first been obtained. In addition to the conditions imposed pursuant to Section 22.56.100 (Permit - Additional Conditions Imposed When), the Hearing Officer may modify any of the prescribed development standards, below:

(A) The drive-through facility shall comply with the cleanup plan submitted as part of the application;

(B) The location of the drive-through area, including cashier microphone, speakers and drive-through lane, shall be a minimum 20 feet from the property line of any adjacent residentially zoned lot, and speakers and lighted menus shall be oriented away from such lots;

(C) Hours of operation for the drive-through area shall be no earlier than 6:00 a.m. and no later than 12:00 a.m; and

(D) A buffer, which may include a six-foot solid wall, as depicted on the site plan, shall be provided to reduce noise trespass from the drive-through to any adjacent residentially-zoned lot.

c. ***Development Standards***.

i. Parking. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52 (Vehicle Parking Space), except that the following requirements shall apply:

(A) Retail, or Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. Automobile parking shall comply with Table 22.44.127-G, below, where applicable. Where such retail or restaurant and other eating establishment incudes a drive-through facility, Part 11 of Chapter 22.52 (Vehicle Parking Space) shall supersede this subsection G.4.c.i.(A):

TABLE 22.44.127-G: VEHICLE PARKING FOR RETAIL, OR RESTAURANT OR OTHER EATING ESTABLISHMENT USES

Lot Size (net square feet)[1]	New Construction	Existing Buildings[2]			
		New Use	Intensification or Expansion of Use, where no increase in building gross floor area occurs	Intensification or Expansion of Use, where increase in building gross floor area occurs	With Outdoor Dining or Sidewalk Dining
<2,500	None[3]	None[3]			
2,500 – < 5,000	30% reduction of that required under Part 11 of Chapter 22.52	No additional parking required[3]	No additional parking required[3]	No additional parking required for increased gross floor area, including landscaping, bicycle parking and loading spaces	30% reduction of that required for outdoor dining or sidewalk dining area under Part 11 of Chapter 22.52[4]
≥ 5,000	That required under Part 11 of Chapter 22.52	That required at time the building was constructed	No additional parking required[3]	That required for increased gross floor area, including landscaping, bicycle parking and loading spaces	30% reduction of that required for outdoor dining or sidewalk dining area under Part 11 of Chapter 22.52[4]

[1] Legal nonconforming lots
[2] Constructed prior to September 22, 1970
[3] Except as required for persons with disabilities
[4] One space per three persons based on occupancy load of outdoor dining or sidewalk dining area

(B) Location of Parking Areas. When a site plan has first been approved, off-site or shared parking arrangements may be provided to meet required parking for commercial uses, provided that the following are met. In the event the applicant does not or cannot comply with the following after notice of approval of the Site Plan Review, approval of parking areas shall be revoked, and parking areas shall be provided in accordance with Chapter 22.52 (Vehicle Parking Space).

(1) Such off-site or shared parking facility shall be located within 1,320 feet (1/4 mile) from any entrance of the use to which they are provided;

(2) Such off-site or shared parking facility is located on a lot where parking is permitted;

(3) Such area shall be clearly marked as being made available for parking for the subject use(s); and

(4) The applicant:

(a) Is the owner of the lot where such off-site or shared parking facility is located; or

(b) Has control of such off-site or shared parking facility through leasing or other arrangement for a specified term, and in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces. Such leasing or other arrangement shall contain other guarantees assuring continued availability of the spaces.

ii. Height. Except in the Lake Avenue Mixed-Use 'Center' Area, referenced in Map 22.44.127-C, the maximum height for any commercial structure shall be 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 48 feet in height in order to provide design flexibility for an architectural accent.

iii. Floor Area Ratio. Except in the C-M zone, M-1 zone and the Lake Avenue Mixed-Use 'Center' Area, referenced in Map 22.44.127-C, the total gross floor area of a lot shall not exceed 1.8 times the total area of such lot.

iv. Signage. Signage shall be provided in accordance with Part 10 of Chapter 22.52 (Signs), except as specified below. The sign regulations contained herein shall not affect existing signs which were legally established according to this Title 22. New signs as of the effective date of this ordinance, including size, shape, colors, lettering, and location, shall conform to the following provisions specified herein.

(A) Size. Maximum height of letters shall be restricted to 18 inches.

(B) Sign Design.

(1) With the exception of company logos, sign colors shall be harmonious with the building color scheme and storefront.

(2) With the exception of company logos, lettering styles shall be harmonious with each storefront in a single building.

(C) Sign Maintenance. All signs in a state of disrepair shall be repaired so as to be consistent with the standards of this section, or removed within 30 days from receipt of notification that a state of disrepair exists.

(D) Wall Business Signs. Wall Business Signs shall comply with 22.52.880 (Wall Business Signs), except where modified below:

(1) The wall business sign shall be mounted flush and affixed securely to a building wall and may project a maximum of 12

inches from the building wall or permanent roofed structure to which they are mounted.

(2) In addition to the standards in Section 22.52.880.C, the wall business sign may not extend above the roofline and may only extend into the right-of-way to the extent of the building face or the highest soffit line of the building.

(3) Each business in a building may be permitted a maximum of one wall-mounted sign. Businesses with more than one frontage or entry may have one sign for each frontage or entry.

(4) Each ground-floor business establishment fronting on or oriented toward one or more public street, highway or parkway shall be permitted as follows:

(a) Where the public right-of-way has a minimum width of 80 feet, a maximum of one square foot of wall sign area for each linear foot of building frontage.

(b) Where the public right-of-way has a width of less than 80 feet, a maximum of one-half square foot of wall sign area for each linear foot of building frontage.

(5) Where a ground floor business establishment fronts a parking lot hidden from the street, alley, open mall, landscaped open space, or other public way, the exterior building wall facing such parking lot, alley, open mall, landscaped open space, or other public way shall be considered a building frontage for purposes of computing the sign's permitted sign area.

(E) Freestanding Signs. Except as provided below, Section 22.52.890 (Roof and Freestanding Signs) relating to freestanding signs shall remain applicable. On lots with 100 feet or more of street frontage, freestanding business signs with a solid base that rests directly on the ground may be permitted, provided:

(1) Said sign shall not exceed five feet in height as measured vertically from ground level to the top of the sign; and

(2) Said sign shall not exceed 40 square feet of sign area.

(F) Projecting Signs. One projecting business sign shall be permitted per building frontage for the same business. The area of the projecting sign faces shall be subtracted from the total allowable signage area.

(G) Window Signs.

(1) Window signs shall be displayed only on the interior of windows or door windows of ground-floor or second-floor businesses.

(2) Maximum area shall not exceed 25 percent per transparent glass area of the window (total window area visible from the exterior of the building).

(H) Awning Signs. Awning signs, which are considered the same as a projecting sign for purposes of regulation, shall comply with the following:

(1) The maximum area of awning signs, which are allowed in addition to business wall signage, shall not exceed 20 percent of the exterior surface of each awning for the ground floor and the second floor level.

(2) Awning signs shall not be permitted above the second floor level.

(3) Maximum letter height for awning signs shall not exceed 10 inches.

(I) Building Tenant Information/Identification Signs.

(1) Multitenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance.

(2) Each tenant is allowed a maximum of two square feet of signage per directory, in addition to wall signage.

(3) New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each.

(4) All existing built-in signs (permanent signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Marquees and canopies shall not be considered to be built-in signs.

(5) Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building and in good repair are exempt from these sign provisions.

(6) The height and placement of signs shall be similar for each business or storefront.

(J) Prohibited Signs:

(1) Flashing, animated or audible signs, except marquee signs which display time and temperature;

(2) Signs which rotate, move, or simulate motion;

(3) Signs with exposed bracing, guy wires, conduits, or similar devices;

(4) Roof signs (any sign erected and maintained upon or over the roof of any building);

(5) Outdoor advertising signs (billboards); and

(6) Box signs.

v. Design Standards. Proposed improvements, renovations of existing buildings, and changes to buildings shall conform to the following design standards.

(A) Materials, Colors, and Equipment.

(1) Any building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades.

(2) Neon Colors. The use of neon colors shall be limited to architectural accent features and not exceed 20 percent of a building frontage surface.

(3) Concrete Masonry Unit (CMU) walls shall be constructed in such a manner as to not permit the CMU blocks to be visible to pedestrians.

(B) Awnings. Awnings shall be architecturally compatible with the related buildings in regards to color and style.

(C) Mechanical Equipment

(1) Individual air conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.

(2) Storefront air conditioning units shall be neutral in appearance and not project outward from the facade. The housing color of the air conditioning unit shall be compatible with the colors of the storefront.

(3) Mechanical equipment located on roofs shall be screened by parapet walls or architectural features so that the equipment will not be visible from normal public view up to 300 feet away.

(D) Security.

(1) Chain-link, barbed and concertina wire fences are prohibited.

(2) All security bars or grilles shall be installed on the inside of the building.

(3) Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited.

(4) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours), or grilles which can be concealed in the architectural elements of the building.

vi. Buffers. When a parking lot or commercial structure is adjacent to a residentially-zoned side yard or rear yard, the following development standards shall apply:

(A) Landscaping. A five foot landscaped buffer shall be provided.

(B) Encroachment Plane. A 45 degree encroachment plane shall be required for new construction. The encroachment plane shall extend from a six foot height at the edge of the required landscaped buffer pursuant to subsection G.4.c.vi.(A) adjacent to the residentially zoned side yard or rear yard. Excluding landscaping, no portion of a structure shall extend beyond the encroachment plane.

(C) Lighting. Fully shielded fixtures shall be used for exterior lighting so as to prevent light trespass to adjacent residential uses. Perimeter luminaries shall be located at least five feet from the adjacent residential property line.

vii. Pedestrian Character.

(A) Commercial Corridor. A commercial corridor shall mean a street which has a commercial focus, and which is identified below as having a special pedestrian potential near commercial zones. Designated Commercial Corridors for the purposes of this section are Lake Avenue, Fair Oaks Avenue, Lincoln Avenue, North Allen Drive and New York Drive near the intersection of North Allen Drive and New York Drive, Mariposa Street between

El Molino Avenue and Lake Avenue, and East Washington Boulevard.

(B) Pedestrian Entrance. Where a lot abuts a Commercial Corridor as identified in section G.4.c.vii.(A), a pedestrian accessible entrance to the commercial structure shall be provided at or within 10 feet of the property line along, at sidewalk level, facing, and directly accessible to the Commercial Corridor. The entrance shall be oriented towards the Commercial Corridor, directly accessible to pedestrians off the street, and angled no more than 45 degrees askew of the property line delineating the edge of the Commercial Corridor, as measured along the base of the entrance.

(C) Visual Interaction. To encourage pedestrian activity and improve the quality of visual interaction offered to pedestrians, the following standards apply:

(1) At least 55 percent of the total length and 40 percent of the total area of the façade of the building at ground floor shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Entrances, mirrored or highly reflective materials, densely tinted glass, displays or materials offering no view of the interior, or false windows shall not meet the requirements of this section.

(2) Transparent or lightly tinted material, such as glass, shall be used at or near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum of 20 percent of the building façade.

(3) All entrances or windows provided for the purposes of meeting the requirements of this subsection G.4.c.vii.(C) shall be located at sidewalk level, here defined as being no more than three feet above or below the sidewalk, as measured vertically from the midpoint of the base of the entrance or window. Where a window exceeds 20 feet in length, the measurement shall be taken at increments of 20 feet. Where a window base is located lower than three feet from the sidewalk, only the width or area of that portion within three feet of the sidewalk shall be counted towards the requirements of this section.

(D) Pedestrian Flow. Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.

(E) Building Façade. A minimum of 50 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.

(F) Roof Design. New buildings or additions resulting in 100 feet or more of frontage shall incorporate varying roof designs and types.

(G) Paving Materials. Pedestrian exclusive circulation areas within the boundaries of the private property shall be improved with permeable paving materials, such as brick, paver tile, or pervious concrete.

(H) Architectural Elements. Buildings shall incorporate at least three of the following architectural elements or desirable uses. Where a building frontage exceeds 50 feet in length, an additional instance of the following architectural elements shall be used for each segment of 20 feet of frontage and distributed throughout the width of the building facade.

(1) Arcading, or arched passageways;

(2) Arches;

(3) Awnings;

(4) Balconies;

(5) Bay windows;

(6) Benches or seating for pedestrians;

(7) Colonnades;

(8) Courtyards, accessible to pedestrians;

(9) Decorative exterior stairs;

(10) Decorative iron fences;

(11) Decorative iron grilles;

(12) Forecourt, accessible to pedestrians;

(13) Outdoor dining;

(14) Plazas, accessible to the public;

(15) Raised planters;

(16) Recessed upper floor loggias or pergolas;

(17) Tile or masonry water fountains.

(I) Building Setback. Buildings shall be set back a minimum two feet from the property line adjoining a commercial corridor. The two-foot setback area shall be designed as an extension to any abutting sidewalk, if existing, and hardscaped or landscaped with plants, seating, or other architectural features.

(J) Parking Access. Not more than 20 feet of the commercial frontage shall be devoted to parking access, such as driveways. Where additional driveway width is required for fire access or other legal requirements, no more than the minimum specified shall be provided.

(K) Parking Areas. Except fully subterranean structures or roof parking, completely screened from view from the street, all parking shall be provided in the rear of the commercial structure, and completely screened from view from the street. Screening materials may include walls and/or landscaping.

(L) Landscape Plan. New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/irrigation plan. Said plan shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area.

(M) Trash Enclosure. The required trash bin shall be enclosed by a minimum five-foot to a maximum six-foot high decorative wall, have solid doors, and be located in the rear of the lot.

viii. Vacant lots. Vacant lots shall be maintained free of debris, overgrown weeds, or junk or garbage.

5. **Zone C-2**. In addition to the uses and requirements under subsection G.4 of this Section and enumerated in Part 4 of Chapter 22.28 (C-2 Zone), the following uses are permitted as follows:

a. ***Permitted uses.***

Sales.

-- Multitenant commercial, when more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls.

b. ***Conditional Use Permit.*** A Conditional Use Permit (Part 1 of Chapter 22.56) is required to establish, operate, and maintain the following:

Services.

-- Air pollution sampling stations;

-- Automobile service stations, including incidental repair, washing and rental of utility trailers;

-- Electric distributing substations;

-- Microwave stations.

6. **Zone C-3**. In addition to the uses and requirements under subsection G.4.a of this Section and enumerated in Part 5 of Chapter 22.28 (C-3 Zone), a Conditional Use Permit (Part 1 of Chapter 22.56) is required to establish, operate, and maintain the following:

a. ***Sales***.

-- Auction houses;

-- Automobile sales, new or used;

-- Boat and other marine sales;

-- Ice sales;

-- Mobilehome sales;

-- Model home display centers and sales offices;

-- Pawnshops;

-- Recreational vehicle sales;

-- Secondhand stores;

-- Stamp redemption centers;

-- Trailer sales, box and utility.

b. ***Services***.

-- Air pollution sampling stations;

-- Automobile battery services, provided all repair activities are conducted within an enclosed building only;

-- Automobile brake-repair shops, provided all repair activities are conducted within an enclosed building only;

-- Automobile muffler shops, provided all repair activities are conducted within an enclosed building only;

-- Automobile radiator shops, provided all repair activities are conducted within an enclosed building only;

-- Automobile repair garages within an enclosed building only, and excluding body and fender work, painting and upholstering;

-- Automobile service stations;

-- Bakery goods distributors;

-- Boat rentals;

-- Carwashes, automatic, coin-operated, and hand wash;

-- Comfort stations;

-- Electric distribution substations, including microwave facilities;

-- Furniture transfer and storage;

-- Gas metering and control stations, public utility;

-- Homes for children, foster family;

-- Lodge halls;

-- Microwave stations;

-- Mortuaries;

-- Motion picture studios;

-- Motorcycle, motor scooter, and trail bike rentals;

-- Parcel delivery terminals;

-- Radio and television broadcasting studios;

-- Recording studios;

-- Recreational vehicle rentals;

-- Revival meetings, tent, temporary;

-- Taxidermists;

-- Trailer rentals, box and utility;

-- Truck rentals, excluding trucks exceeding two tons capacity;

-- Wedding chapels.

c. ***Recreation and Amusements***.

-- Amusement rides and devices;

-- Athletic fields;

-- Carnivals;

-- Commercial recreation clubs;

-- Golf courses;

-- Swimming pools.

d. ***Accessory Uses***.

-- Auto body and fender repair, painting, and upholstering;

-- Storage of building materials, except during on-site construction;

-- Manufacturing.

7. **Zone C-M**.

a. ***Conditional Use Permit***. In addition to the requirements under subsection G.4 of this Section, in addition to the uses enumerated in Part 6 of Chapter 22.28 (C-M Zone), a Conditional Use Permit (Part 1 of Chapter 22.56) is required to establish, operate, and maintain the following:

i. Sales.

-- Automobile sales, sale of new and used motor vehicles;

-- Boat and other marine sales;

-- Mobilehome sales;

-- Recreational vehicle sales;

-- Trailer sales, box and utility.

ii. Services.

-- Car washes, automatic, coin-operated, and hand wash;

-- Revival meetings, tent, temporary;

-- Tire retreading or recapping.

iii. Accessory Uses.

-- Storage of building materials, except during on-site construction.

b. ***Floor Area Ratio***. The total gross floor area ratio of a lot shall not exceed 1.0 times the total net area of such lot.

8. **Zone M-1.**

a. ***Floor Area Ratio***. The total gross floor area ratio of a lot shall not exceed than 1.0 times the total area of such lot.

~~E~~H. Area Specific Development Standards

1. **Lake Avenue Mixed-Use 'Center' Area.**

a. ***~~Intent and~~ Purpose.*** The Lake Avenue Center Mixed-Use 'Center' Area ~~area~~-specific development standards are established to provide a means of implementing the Altadena Community Plan. The standards

are necessary to ensure that the goals and policies of the Community Plan are accomplished in a manner which protects the health, safety, and welfare of the community, thereby strengthening the physical and economic character of the Lake Avenue commercial district of Altadena.

b. ***Description of Area.*** The boundaries of the Lake Avenue Mixed-Use 'Center' A~~a~~rea are shown on ~~the map following this section~~ Map 22.44.127-C: Lake Avenue Mixed-Use 'Center' Area at the end of this Section.

c. ***~~Lake Avenue~~ Area-~~wide~~ Specific Development Standards.***

i. Height Limits. The maximum height permitted in the area for a commercially zoned lot is 35 feet.

ii. Floor Area Ratio. The total gross floor area ratio of a commercially zoned lot shall not exceed 2.7 times the total area of such lot.

I. Modification of Development Standards

1. **Modification Procedure for Subsection F.3 (Significant Ridgeline Protection).** Any modification to the standards set forth in subsection F.3, shall require a Conditional Use Permit (Part 1 of Chapter 22.56). In approving such Conditional Use Permit application, the Hearing Officer shall make the following findings in addition to those required by Section 22.56.090 (Application – Grant or denial – Findings and decision at public hearing):

a. Alternative sites within the project site have been considered and rejected due to the presence of documented hazards or the potential for greater damage to biota, as determined by a biologist; and

b. The overall development is designed to comply with the development standards provided in subsection F.2.c (Hillside Management Development Standards).

2. **Modification of Development Standards for Residential Zones.**

a. ***Applicability*.** The development standards set forth as listed below, may be modified through a Community Standards District Modification, subject to the provisions herein:

i. Yard Requirements (subsection G.1.a);

ii. Height Limits (subsections G.1.b and G.2.a);

iii. Fences, Walls and Landscaping (subsection G.1.c);

iv. Gross Structural Area and Lot Coverage (subsection G.1.d);

v. Front Yards (subsection G.2.b);

vi. Building Design (subsections G.2.c and G.3.d);

vii. Interior Side Yards (subsection G.3.b);

viii. Rear Yards (subsection G.3.c); and

ix. Structure Height and Setback (subsection G.3.e).

b. ***Application.***

i. Application Materials. In addition to the information listed under Section 22.56.1680, the applicant shall submit:

(A) An applicant's statement setting forth that:

(1) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(2) There are topographic features, subdivision plans or other exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(3) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

(B) For a request to modify the fences, walls, and landscaping standards under subsection G.1.c, the applicant shall submit the following additional information:

(1) A site plan depicting:

(a) Location and height of the modified fence, wall, hedge or landscaping,

(b) Location and width of driveway(s) on the subject property and adjacent property on the same side of the street, and

(c) Driveway zone(s) on the subject property and if applicable, where located on adjacent property on the same side of the street;

(2) An elevation of the subject property and adjacent properties on the same side of the street, including the modified fence, wall, hedge or landscaping; and

(3) Supporting information such as a line of sight study, demonstrating line of sight for vehicular traffic, including such

factors as topographical conditions, and curvature and posted speed of the road.

ii. Fee. As set forth on the Filing Fee Schedule, the applicant shall submit a filing fee equal to that required for:

(A) A Site Plan Review for Modification of Development Standards in a Community Standards District; and

(B) For modifications to development standards related to fences and walls, a fee in the amount specified in Title 12, Section 12.04.020.A.3.a.(3) of this code to be applied to the Department of Public Works, when the Department determines that a Community Standards District Modification is to be referred to the Department of Public Works for review.

c. ***Additional Development Standards for Modification.*** Except where modified, the project shall demonstrate compliance with all other applicable development standards. The following additional development standards shall apply with a Community Standards District Modification request:

i. For any request related to height, the maximum height shall not exceed 35 feet.

ii. For any request related to fences, walls and landscaping, any modified fence, wall, hedges or landscaping shall maintain adequate line of sight for vehicular traffic, including such factors as topographical conditions, and curvature and posted speed of the road.

d. ***Procedure***. A Community Standards District Modification shall be processed the same as for a Minor Conditional Use Permit (Part 1 of Chapter 22.56), except as follows:

i. ***Findings for Approval.*** The Hearing Officer shall approve or deny the request based on the following findings:

(A) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(B) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(C) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

ii. ***Additional Conditions***. In approving a request, the Hearing Officer may direct changes to be made or condition the project in order to meet the required findings.

3. **Modification of Development Standards for Commercial Zones.**

a. ***Applicability*.** The development standards set forth as listed below, may be modified through a Community Standards District Modification, subject to the provisions herein:

i. Height (subsection G.4.c.ii);

ii. Floor Area Ratio (subsections G.4.c.iii, G.7.b, and G.8.a);

iii. Signage related to area and number of signs (subsection G.4.c.iv);

iv. Design Standards (subsection G.4.c.v);

v. Buffers (subsection G.4.c.vi); and

vi. Pedestrian Character (subsection G.4.c.vii).

b. ***Application***.

i. Application Materials. In addition to the information listed under Section 22.56.1680, the applicant shall submit:

(A) An applicant's statement setting forth that:

(1) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(2) There are topographic features, subdivision plans or other exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(3) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

(B) For a request to modify Subsection G.4.c.vii.(B) (Pedestrian Entrance), in addition to the required materials in subsection (A) above:

(1) A site plan of the proposed alternative design, detailing the required elements of subsection I.3.c., including the proposed location of required public space identification signage;

(2) A lighting plan;

(3) A landscaping plan;

(4) A maintenance plan; and

(5) An applicant's statement describing the proposed alternative design and setting forth how the proposed privately owned public space would benefit or enhance the pedestrian character or the use of the site by pedestrians.

ii. Fee. As set forth on the Filing Fee Schedule, the applicant shall submit a filing fee equal to that required for:

(A) Modification of Development Standards in a Community Standards District; and

(B) A fee in the amount specified in Title 12, Section 12.04.020.A.3.a.(3) of this code to be applied to the Department of Public Works, when the Department determines that a Community Standards District Modification is to be referred to the Department of Public Works for review.

c. ***Additional Development Standards for Modification.*** Where a CSD Modification is requested to modify the standards for a required pedestrian entrance (G.4.c.vii.(B)), the following standards shall apply:

i. At least 75 percent of the total length and 60 percent of the total area of the façade of the building at ground floor fronting the commercial corridor, shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Entrances, mirrored or highly reflective materials, densely tinted glass, displays or materials offering no view of the interior, or false windows shall not meet the requirements of this section.

ii. A minimum of 10 square feet of privately owned public space shall be provided for every foot of building frontage facing a Commercial Corridor. The public space shall be provided on site, along and directly accessible to the Commercial Corridor. No portion of the public space may be less than 10 feet in depth, or 25 percent of the length of the building facade as measured along the Commercial Corridor. The proposed public space shall contain at least one of the following, in addition to those required architectural elements pursuant to subsection G.4.c.vii.(H);

(A) Any type of courtyard, plaza, or public circulating area which incorporates benches and pedestrian seating,

landscaping or hardscaping, including water features, and shade trees;

(B) A privately maintained garden, accessible to the public, which incorporates benches or pedestrian seating and landscaping or hardscaping, including water features, and shade trees;

(C) Covered walkways, separate or as an extension of the sidewalk, covered by vegetation over trellis or other design, that would provide shade for pedestrians and include benches and public seating, landscaping or hardscaping and shade trees;

(D) Any type of privately maintained, landscaped open space, including a micro-park, green space, or other urban open area that includes shade trees, and benches or public seating; or

(E) Any type of privately maintained, landscaped animal friendly space, including a micro-park, dog run, green space, or other urban open area that includes on-site pet waste stations, shade trees, and benches or public seating.

iii. Signage shall be provided on site to identify the privately owned public space as available for public use. Signage shall be at least three square feet in size, and include the following language at a minimum, subject to approval: *"Open to the Public."* Signage provided to meet the requirements of this section shall not be subtracted from the allowed signage area for the lot.

d. ***Procedure***. A Community Standards District Modification shall be processed the same as for a Minor Conditional Use Permit (Part 1 of Chapter 22.56), except as follows:

i. ***Findings for Approval.*** The Hearing Officer shall approve or deny the application pursuant to the following findings:

(A) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(B) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; ~~and~~

(C) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.; and

(D) For any request to modify Subsection XX (Pedestrian Entrance), that the proposed alternative meets the additional development standards in subsection (I.3.c) and is designed in such a manner as to enhance the pedestrian character or the use of the site by pedestrians.

ii. ***Additional Conditions***. In approving an application, the Hearing Officer may direct changes to be made or condition the project in order to meet the required findings.

4. **Modification of Development Standards in Lake Avenue Mixed-Use 'Center' Area.**

a. ***Applicability*.** The development standards set forth as listed below, may be modified through a Community Standards District Modification, subject to the provisions herein:

i. Height Limits (subsection H.1.c.i); and

ii. Floor Area Ratio (subsection H.1.c.ii).

b. ***Application***.

i. Application Materials. In addition to the information listed under Section 22.56.1680, the applicant shall submit:

(A) An applicant's statement setting forth that:

(1) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(2) There are topographic features, subdivision plans or other exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(3) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

ii. Fee. As set forth on the Filing Fee Schedule, the applicant shall submit a filing fee equal to that required for:

(A) A Site Plan Review for Modification of Development Standards in a Community Standards District; and

(B) A fee in the amount specified in Title 12, Section 12.04.020.A.3.a.(3) of this code to be applied to the Department of Public Works, when the Department determines that a Community Standards District Modification is to be referred to the Department of Public Works for review.

c. ***Additional Development Standards for Modification.***

(Reserved)

d. ***Procedure***. A Community Standards District Modification shall be processed the same as for a Minor Conditional Use Permit (Part 1 of Chapter 22.56), except as follows:

i. ***Findings for Approval.*** The Hearing Officer shall approve or deny the application pursuant to the following findings:

(A) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(B) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(C) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

ii. ***Additional Conditions***. In approving an application, the Hearing Officer may direct changes to be made or condition the project in order to meet the required findings.

~~*ii. Signs.* The sign regulations prescribed herein shall not affect existing signs which were established legally according to this Title 22. New signs or proposed changes to existing signs, including size, shape, colors, lettering and location shall conform to the following provisions, specified herein.~~

~~(A) Wall Signs.~~

~~(1) Shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of nine inches;~~

(2) Each business in a building shall be permitted a maximum of one wall-mounted sign. Businesses with more than one street frontage may have one sign per frontage. Each business in a building having more than 40 feet of primary street frontage shall be permitted one additional wall sign for each additional 30 feet of frontage.

(B) Freestanding Signs.

(1) Signs having a solid base which rests directly on the ground may be permitted on any lot for each street frontage having a continuous distance of 100 feet or more.

(2) Said signs shall not exceed five feet in height measured vertically from ground level at the base of the sign or 40 square feet in area per sign face.

(3) Said signs shall not be located in nor extend above any public right-of-way or public sidewalk area.

(C) Awning Signs.

(1) The maximum area of awning signs, which are allowed in addition to wall signage, shall not exceed 20 percent of the exterior surface of each awning for the ground floor and 10 percent for the second floor level. Maximum letter height shall not exceed 10 inches.

(2) Awning signs are not permitted above the second floor.

(D) Prohibited signs are:

(1) Roof signs; and

(2) Outdoor advertising signs (billboards).

(E) Sign Size.

(1) In Zones C-2 and C-3, the total sign area permitted shall correspond to building frontage. A business tenant is allowed one square foot of sign area for every linear foot of building frontage on a street having a right-of-way of at least 80 feet in width. On a street having a right-of-way of less than 80 feet in width, a business tenant is allowed 0.5 square foot of sign area for every linear foot of frontage. Width of signs shall be limited to a maximum fifty percent of the building frontage.

(2) Maximum height of letters shall be restricted to 18 inches.

(F) Sign design shall be subject to review and approval by the planning director to insure that:

(1) Sign colors shall coordinate with the building color scheme and storefront and be limited to any three colors.

(2) In multitenant buildings, signage colors used by individual shops shall be complementary with each other.

(3) Lettering styles shall be complementary to each storefront in a single building.

(4) In multitenant buildings, the height and placement of signs shall be similar for each business or storefront.

(5) Multicolored logos may be used if the logo represents 25 percent or less of the total sign area.

iii. *Design Standards.*

(A) Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standard.

(B) Materials, Colors and Equipment.

(1) Any building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades.

(2) Light earth tones and muted pastel colors are required as the primary or base building color while contrasting, more colorful paints may be used as trim colors for cornices, graphics, and window and door frames.

(C) Awnings. Awnings shall be architecturally compatible with the related buildings, regarding color and style.

(D) Mechanical Equipment.

(1) Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.

(2) Storefront air-conditioning units shall be neutral in appearance and not project outward from the facade. The housing color must be compatible with the colors of the storefront.

(3) Mechanical equipment located on roofs shall be screened by parapet walls or architectural features so that the equipment will not be visible from normal public view at a maximum of 300 feet away.

(E) Security.

(1) Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted.

(2) All security bars or grilles shall be installed on the inside of the building.

(3) Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited.

(4) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours) or grilles which can be concealed in the architectural elements of the building.

d. ***Lake Avenue Area Zone-Specific Development Standards.*** Proposed improvements, renovations and changes pertaining to the following development standards shall comply with the provisions of the applicable development standard. The provisions of subsections E1diii through E1dviii apply in all commercial zones.

i. Zone C-2 (Neighborhood Business Zone).

(A) In addition to the uses enumerated in Section 22.28.160, a conditional use permit is required to establish, operate, and maintain the following:

(1) Sales.

— Multiple-Tenant Commercial. When more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls;

(2) Services.

— Automobile service stations, including incidental repair, washing and rental of utility trailers,

— Electric distributing substations,

— Microwave stations.

ii. Zone C-3 (Unlimited Commercial Zone).

(A) In addition to the uses enumerated in Section 22.28.210, a conditional use permit is required to establish, operate, and maintain the following:

(1) Sales.

— Mobilehome sales,

— Pawnshop,

— Trailer sales, box and utility;

(2) Services.

— Automobile battery services, provided all repair activities are conducted within an enclosed building only,

— Automobile brake-repair shops, provided all repair activities are conducted within an enclosed building only,

— Automobile muffler shops, provided all repair activities are conducted within an enclosed building only,

— Automobile radiator shops, provided all repair activities are conducted within an enclosed building only,

— Automobile repair garages within an enclosed building only, and excluding body and fender work, painting and upholstering,

— Automobile service stations,

— Bakery goods distributors,

— Carwashes, automatic, coin-operated, and hand wash,

— Electric distribution substations, including microwave facilities,

— Microwave stations,

— Motion picture studios,

— Parcel delivery terminals,

— Radio and television broadcasting studios,

— Recording studios.

iii. Floor Area. The total gross floor area in all buildings on any one lot shall not exceed 2.7 times the total net area of such parcel of land.

iv. Buffers. Whenever a parking lot or a commercial structure is developed adjacent to a residential zone or residential use, a five-foot landscaped buffer shall be provided and a 45-degree daylight plane shall be incorporated.

v. Parking Areas. With the exception of fully subterranean structures, all parking shall be provided in the rear of the commercial structure, and completely screened from view from Lake Avenue. Screening materials may include walls and/or landscaping.

~~*vi. Landscape Plan.* New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/irrigation plan as part of the director's review process. Said plan shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area.~~

~~*vii. Trash Enclosure.* The required trash bin shall be enclosed by a minimum five-foot to a maximum six-foot high decorative wall and must have solid doors.~~

~~*viii. Pedestrian Character.*~~

~~(A) To encourage the continuity of retail sales and services, at least 50 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.~~

~~(B) Clear or lightly tinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum 20 percent of the building facade.~~

~~(C) Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.~~

~~(D) Not more than 20 feet of the commercial frontage shall be devoted to parking access, and no customer drive-through facilities shall be permitted.~~

~~(E) A minimum of 50 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.~~

~~(F) Roof Design. New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.~~

~~(G) Paving Material. Pedestrian circulation areas and driveway entrances within the boundaries of the private property shall be developed with paving materials such as brick or paver tile.~~

~~(H) Wall Finish. In order to preserve and enhance a Mediterranean environment on Lake Avenue, building walls shall be constructed~~

primarily of stucco, brick, or other materials as approved by the director.

(l) Architectural Elements. Buildings must incorporate at least five of the following architectural elements and desirable uses:

— Arcading,

— Arches,

— Awnings,

— Balconies,

— Bay windows,

— Colonnades,

— Courtyards,

— Decorative exterior stairs,

— Decorative iron fences,

— Decorative iron grilles,

— Outdoor dining,

— Plazas,

— Recessed upper floor loggias or pergolas,

— Tile or masonry fountains.

e. ***Historical Preservation.*** The design standards and zone-specific development standards listed above do not apply to the following structures which may be of historic or architectural significance. Any expansion, addition, alteration or demolition of these buildings must be reviewed by the county of Los Angeles historical landmarks and records commission and the Altadena Heritage prior to issuance of the planning director's review.

i. 1849-1879 Lake Avenue: Saint Elizabeth's Catholic Church. Map Book 5848, page 1, Parcels 8, 10, 11 and 15. Map 1 Altadena, all of Lot 30;

ii. 2184 Lake Avenue: Eliot School. Map 5845, page 9, Lots 1—14 of Lake Avenue Heights, and Lot 900, a portion of Grogan Tract;

iii. 2245 Lake Avenue: Pacific Electric Railway Substation No. 8. Map Book 5845, page 21, Parcel 35. Map 1 Altadena, portions of Lot 8 and Lot 9;

iv. 2366 Lake Avenue: Altadena Library. Map Book 5845, page 5, Parcel 32. Tract No. 7832, Lots 66, 67, 68 and 69

v. 2455 Lake Avenue, 835—875 Mariposa Street and 2520 and 2526 El Molino Avenue: Woodbury Building. Map Book 5845, page 17, Parcels 10 and 14. Map 1 Altadena, portions of Lots 3 and 4.

f. Minor Variations. Under exceptional circumstances, the planning director may permit minor variations from the standards specified in subsections E1ciii(B) through E1ciii(D) and E1dviii(A) through E1dviii(I) of this section. Such variations are subject to the finding of the planning director that:

i. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the community plan; and

ii. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the Altadena area; and

iii. Permitting a variation will not be materially detrimental to property or improvements in the area; and

iv. That no more than two unrelated property owners have expressed any opposition to the minor variation; and

v. Permitting a variation will be consistent with the goals of the community plan.

vi. The procedure for filing a minor variation will be the same as that for the planning director's review, except that the applicant shall also submit:

(A) A list, certified to be correct by affidavit or by a statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land to be occupied by the use;

(B) Two sets of mailing labels for the above stated owners within a distance of 500 feet of the parcel of land to be occupied by the use;

(C) A map drawn to a scale specified by the director indicating where all such ownerships are located;

(D) A filing fee equal to that required for site plan review for commercial/industrial projects over 20,000 square feet in size.

vii. Not less than twenty days prior to the date an action is taken, the director shall send notice to the owners of record within a distance of 500 feet of the subject property using the mailing labels supplied by the applicant. Any interested person dissatisfied with the action of the planning director may file an appeal from such action. Such appeal shall be filed with the hearing officer within 10 days following notification.

2. **West Altadena Area.**

1. ***Intent and Purpose.*** The West Altadena Area is established to provide a means of assisting in the implementation of the redevelopment plan for the West Altadena Community Redevelopment Project as adopted by the board of supervisors on August 12, 1986. The redevelopment plan contains a redevelopment plan map which delineates the permitted land uses in the area. The requirements of the West Altadena area-specific development standards are necessary to ensure that the goals and policies of the redevelopment plan are accomplished in a manner which protects the health, safety and welfare of the community, especially the surrounding residential neighborhood. This subsection is consistent with the Altadena Community Plan and is also adopted pursuant to Section 700 of the West Altadena Community Redevelopment Plan.

b. ***Description of Area.*** The West Altadena Area is coterminous with the boundaries of the West Altadena Community Redevelopment Plan. The area extends as follows from the intersection of Woodbury Road and Lincoln Avenue:

Northerly on Lincoln Avenue 1,700 feet;

Southerly on Lincoln Avenue 400 feet;

Westerly on Woodbury Road 3,000 feet; and

Easterly on Woodbury Road 400 feet.

The map of the District follows this section. Except as otherwise specifically provided for in this subsection E2, the provisions of this Title 22 shall apply.

c. ***West Altadena Area Specific Development Standards.***

i. *Yards.* For properties in Zones C-3 and C-M, as modified hereinafter:

(A) Front yards shall be established along all property lines abutting highways as shown on the County Highway Plan.

(B) Parcels abutting two highways shall have front yards along both highways.

(C) The front yard shall be at least 10 feet in depth.

For properties in residential Zones, yards shall be provided in accordance with this Title 22.

ii. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52.

iii. *Signs.*

(A) Except as modified in this section, all signs shall conform to Part 10 of Chapter 22.52, including the enforcement provisions.

(B) The sign regulations prescribed in this section shall not affect existing signs which were established according to this title .

(C) All signs in a state of disrepair shall be repaired so as to be consistent with the standards of this section, or removed within 30 days from receipt of notification that a state of disrepair exists.

(D) Wall Signs.

(1) Shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches;

(2) May not extend above the roofline and may only extend sideways to the extent of the building face or the highest soffit line of the building;

(3) Each business in a building shall be permitted a maximum of one wall-mounted sign (or two signs if the business is on a corner).

(E) Window Signs.

(1) Shall be displayed only on the interior of windows or door windows;

(2) Maximum area shall not exceed 25 percent per glass area (total window or door area visible from the exterior of the building).

(F) Freestanding Signs (Not Attached to Building).

(1) Shall be permitted on any lot or parcel of land for each street frontage having a continuous distance of 100 feet or more. The sign shall be located on the same parcel of land as the business it is advertising;

(2) Shall not exceed 20 feet in height, except as may be expressly approved as a minor variation in Section 22.44.127 E2cv;

(3) Shall not exceed 80 square feet in area per sign face;

(4) Shall not be located in nor extend above any public right-of-way or public sidewalk area;

(5) Pole signs shall not be allowed;

(6) Monument signs, not mounted on poles, are allowed subject to the regulations set out in this paragraph (F).

(G) Awning Signs.

(1) Awning signs are those which are painted, sewn or stained onto the exterior surface of an awning or canopy.

(2) The maximum area of awning signs, which are allowed in addition to wall signage, shall not exceed 30 percent of the exterior surface of each awning for the ground floor and 20 percent for the second floor level.

(H) Building Tenant Information/Identification Signs.

(1) Multitenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance.

(2) Each tenant is allowed a maximum of two square feet of signage per directory, in addition to wall signage.

(3) New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each.

(4) All existing built-in signs (permanent, maintenance-free signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Marquees and canopies shall not be considered to be built-in signs.

(5) Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building in good repair are exempt from these sign provisions.

(I) Prohibited signs are as follows:

(1) Flashing, animated, or audible signs;

(2) Signs which rotate, move, or simulate motion;

(3) Signs which extend from the building face more than 12 inches;

(4) Signs with exposed bracing, guy wires, conduits, or similar devices;

(5) Roof signs (any sign erected and maintained upon or over the roof of any building);

(6) Outdoor advertising signs (billboards);

(7) Painted signs on the building surface;

(8) Banner signs of cloth or fabric;

(9) Portable signs;

(10)Pole signs;

(11) Any strings of pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons, and similar attention-getting devices, including noise-emitting devices, with the exception of the following:

(a) National, state, local governmental, institutional, or corporate flags, properly displayed,

(b) Holiday decorations, in season, used for an aggregate period of 60 days in any one calendar year.

(J) Size.

(1) In Zones C-3 and C-M, total allowable signage area shall correspond to building frontage. A business tenant is allowed 2.0 square feet of signage area for every linear foot of frontage on a street having right-of-way of at least 80 feet in width.

(2) Maximum height of letters shall be restricted to 18 inches. Maximum height of letters on canvas awnings shall be limited to 10 inches. Greater letter sizes shall require the written approval of the executive director of the community development commission and the department of regional planning.

(K) Such design shall be subject to review and approval by the executive director of the community development commission and the department of regional planning.

(1) Signage colors shall compliment building colors and materials and be limited to three colors.

(2) In multitenant buildings, signage colors used by individual shops shall be complementary with each other.

(3) Lettering styles shall be complementary for each storefront in a single building.

(4) In multitenant buildings, the height and placement of signs shall be consistent for each business or storefront.

iv. *Design Standards.*

(A) All new improvements or improvements to existing structures made in one year which exceed 25 percent of the current market value or assessed valuation of the building or structure are subject to design review by the executive director of the community development commission and the department of regional planning.

(B) Uses, buildings and/or structures shall be designed so as to be in harmony with nearby properties with special attention being given to the protection of residential properties planned for residential uses. When structures for nonresidential uses are located adjacent to residentially zoned lots, such structures shall be designed so as to minimize their impact on residentially zoned lots with respect to location on the site, height, architecture, and general amenities. Nonresidential uses shall be subject to review by the director of regional planning.

(C) Materials, Colors and Equipment.

(1) Consideration shall be given to the adjacent structures so that the use of mixed materials is harmonious.

(2) Light earth tones and muted pastel colors are recommended as the primary or base-building color while darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.

(3) Awnings.

(a) Shall be the same color and style for each opening on a single storefront or business;

(b) Shall be complementary in color and style for each storefront in a building;

(c) Shall be designed to coordinate with the architectural divisions of the building including individual windows and bays;

(d) Shall comply with the building code and fire department requirements;

(e) In a state of disrepair shall be repaired or removed within 30 days from receipt of notification that a state of disrepair exists.

(4) Mechanical Equipment.

(a) Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.

(b) If air-conditioning units must be located in the storefront, an attempt shall be made to install a window unit which is neutral in appearance and does not project outward from the facade. The housing color shall be compatible with the colors of the storefront. If possible, the air conditioning unit shall be screened or enclosed by using an awning or landscaping.

(c) Mechanical equipment located on roofs shall be screened by parapet walls or other material so that the equipment will not be visible from any point within 300 feet.

(5) Security.

(a) Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted.

(b) All security bars or grilles shall be installed on the inside of the building, except for roll-up shutters or grilles.

(c) Horizontally folding accordion grilles installed in front of a storefront are prohibited.

(d) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours) or roll-up shutters or grilles which can be concealed in the architectural elements of the building.

v. Minor Variations. Under exceptional circumstances, the department of regional planning may permit minor variation from the standards specified in this section. In order to permit such variations, the applicant must demonstrate through the director's review procedure that:

(A) The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the redevelopment plan; and

(B) There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the West Altadena area; and

(C) Permitting a variation will not be materially detrimental to property or improvements in the area; and

(D) Permitting a variation will not be contrary to the goals of the redevelopment plan.

vi. Director's Review.

(A) Director's Review as described in Part 12 of Chapter 22.56 of this code is required to establish, operate, or maintain any use, except that no director's review is required for a change in ownership or occupancy. Also exempt from director's review are construction, maintenance, and repairs conducted entirely within any 12-month period which does not exceed 25 percent of the current market value or assessed valuation of the building or structure.

(B) An application for director's review shall not be submitted to the department of regional planning until the proposed use has been submitted to and reported upon by the executive director of the community development commission as to conformity with the West Altadena Community Redevelopment Plan.

vii. Conditional Use Permits.

(A) Conditional Use Permits shall be required for those uses listed as subject to permit as specified in this title, as well as those uses listed in this section.

(B) In addition to the findings for approval of conditional use permits required by Section 22.56.090, the regional planning commission shall find that:

(1) The proposed use has been submitted to and reported upon by the community development commission as to conformity with the West Altadena Community Redevelopment Plan; and

(2) The proposed use is consistent with the West Altadena Community Redevelopment Plan.

viii. Nonconforming Uses, Buildings, and Structures.

(A) Uses, buildings and structures which are not in conformance with the redevelopment plan may be continued subject to the conditions contained in Part 10 of Chapter 22.56.

(B) For nonconforming uses, buildings, or structures, an application may be filed with the department of regional planning requesting:

(1) Extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site as specified in subsection B of Section 22.56.1540 or subsection A of Section 22.64.050; or

(2) Substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure is vacant despite efforts to ensure continuation of a nonconforming use and is so constructed that it may not reasonably be converted to or used for a use permitted in the zone in which it is located.

(C) In addition to the findings for an application for a nonconforming use, building, or structure review required by Section 22.56.1550, the regional planning commission shall find that:

(1) The proposed use, building, or structure has been submitted to and reported upon by the community development commission as to conformity with the West Altadena Community Redevelopment Plan; and

(2) The proposed use, building, or structure will not constitute a substantial conflict with implementation of the West Altadena Community Redevelopment Plan.

d. West Altadena Area Zone Specific Development Standards.

i. *Modified Zone C-3 (Unlimited Commercial).*

(A) Permitted Uses. All uses described in Zone C-3 are allowed, except that the following uses require a conditional use permit:

(1) Sales.

— Auction houses,

— Automobile sales, new or used,

— Boat and other marine sales,

— Ice sales,

— Mobile home sales,

— Model home display centers and sales offices,

— Recreational vehicle sales,

— Secondhand stores,

— Stamp redemption centers,

— Trailer sales, box and utility;

(2) Services.

— Air pollution sampling stations,

— Auto battery service,

— Auto brake repair shops,

— Auto muffler shops,

— Auto radiator shops,

— Boat rentals,

— Comfort stations,

— Dog training schools,

— Furniture transfer and storage,

— Gas metering and control stations, public utility,

— Homes for children, foster family,

— Laboratories, research and testing,

— Lodge halls,

— Microwave stations,

— Mortuaries,

— Motion picture studios,

— Motorcycle, motor scooter, and trail bike rentals,

— Recreational vehicle rentals,

— Revival meetings, tent, temporary,

— Signs, outdoor advertising,

— Taxidermists,

— Trailer rentals, box and utility,

— Truck rentals, excluding trucks exceeding two tons capacity,

— Wedding chapels;

(3) Recreation and Amusements.

— Amusement rides and devices,

— Athletic fields,

— Carnivals,

— Golf courses,

— Commercial recreation clubs,

— Swimming pools;

(4) Agricultural Uses.

— Crops: field, tree, bush, berry, row;

(5) Accessory Uses.

— Storage of building materials, except during on-site construction,

— Auto body and fender repair, painting, and upholstering,

— Manufacturing.

(B) Development Standards. Premises in Modified Zone C-3 shall be subject to the following development standards:

(1) That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers, and/or trees, and suitable hardscape materials, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area;

(2) Every building in Modified Zone C-3 shall have a height of not to exceed two stories or 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent. Any structures on the roof, such as air-conditioning units, antennas, and other equipment shall be fully screened from view from any nearby residential properties, where deemed appropriate and consistent with prudent engineering practices;

(3) The total floor area in all the buildings on any one parcel of land shall not exceed 1.8 times the total lot area of such parcel of land;

(4) That there be parking facilities as required by Part 11 of Chapter 22.52;

(5) Outside Display. Except for the following uses, all display in Modified Zone C-3 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:

— Parking lots,

— Business signs on the premises;

(6) Outside Storage. Outside storage is permitted only on the rear of a lot or parcel of land in Modified Zone C-3, provided such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot or parcel of land, and further provided that no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the director of planning may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately comply with the provisions of this section. All such requests for substitution shall be subject to Part 12 of Chapter 22.56, on director's review.

ii. Modified Zone C-M (Commercial Manufacturing).

(A) Permitted Uses. All uses described in Zone C-M are allowed, except that the following uses require a conditional use permit:

(1) Sales.

— Automobile sales, sale of new and used motor vehicles,

— Boat and other marine sales,

— Mobilehome sales,

— Recreational vehicle sales,

— Trailer sales, box and utility;

(2) Services.

— Car washes, automatic, coin-operated, and hand wash,

— Revival meetings, tent, temporary,

— Signs, outdoor advertising,

— Tire retreading or recapping;

(3) Agricultural Uses.

— Crops: field, tree, bush, berry, row;

(4) Accessory Uses.

— Storage of building materials, except during on-site construction.

(B) Development Standards. Premises in Modified Zone C-M shall be subject to the following development standards:

(1) Every building in Modified Zone C-M shall have a height of not to exceed two stories or 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent. Any structures on the roof, such as air conditioning units, antennas, and other equipment shall be fully screened from view from any nearby residential properties, where deemed appropriate and consistent with prudent engineering practices.

(2) The total floor area in all the buildings on any one parcel of land shall not exceed one times the total lot area of such parcel of land. Area covered by buildings shall not exceed 60 percent of the total lot area.

(3) Any property used for the outside storage or display of raw materials, equipment, or finished products shall comply with the requirements of Part 7 of Chapter 22.52.

(4) Signs shall comply with the requirements of Part 10 of Chapter 22.52.

(5) Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.

e. **Area Specific Standards.**

i. Area 1 (Modified Zone C-3).

(A) Area Description. Area 1 is bounded generally on the north by Figueroa Drive, on the east by the redevelopment project area boundary, on the south by Woodbury Road, and on the west by the redevelopment project area boundary.

(B) Development Standards.

(1) A 10-foot front yard shall be provided along Lincoln Avenue, Woodbury Road, Figueroa Drive, and all other public streets in Area 1.

(2) The required yards will be landscaped and neatly maintained. Landscape and irrigation plans must be submitted to the executive director of the community development commission and the director of regional planning for review and approval.

(3) Buildings located in Area 1 within 50 feet of the redevelopment project area boundaries shall be designed to be compatible with the residential uses which adjoin the boundaries. All permitted residential buildings shall be designed in character with the surrounding residential uses. Architectural renderings shall be submitted and approved by the executive director of the community development commission and the director of regional planning.

ii. Area 2 (Modified Zone C-M).

(A) Area Description. Area 2 is bounded generally on the north by the redevelopment project area boundary, on the east by Lincoln Avenue and Area 1, on the south by the redevelopment project area boundary, and on the west by the redevelopment project area boundary west of Windsor Avenue.

(B) Development Standards.

(1) A 10-foot continuously landscaped front yard shall be provided along Woodbury Road, Windsor Avenue, and on all other public streets in Area 2, and will be landscaped and neatly maintained. Landscape and irrigation plans shall be submitted to the executive director of the community development commission and the director of regional planning for review and approval.

(2) Buildings located in Area 2 within 100 feet of the redevelopment project area boundaries, shall be designed to be compatible with the residential uses which adjoin said boundaries. All permitted residential buildings shall be designed in character with surrounding residential uses. Architectural renderings shall be submitted to and approved by the executive director of the community development commission and the director of regional planning.

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APPENDIX I

CRITERIA FOR SIGNIFICANT RIDGELINES

The designation of the significant ridgelines within the Altadena Community Standards District is based on the following criteria:

- Topographic complexity. Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges are observable from any location on the valley floor, from a community, or from a public road. Geologic conditions in Altadena make this a common condition.
- Near/far contrast. Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley rim or a pass. Often, layers of ridges are visible into the distance, such as on or adjacent to Chaney Trail. This contrast can be experienced viewing an entire panorama or a portion of a panorama from an elevated point.
- Cultural landmarks. Ridges from views of well-known locations, structures, or other places which are considered points of interest in Altadena. These landmarks include the Owen Brown cabin and gravesite, Zorthian Ranch, Echo Mountain, Rubio and Millard Canyons, and the Nightingale Estate.
- Existing community boundaries and gateways. Ridges and surrounding terrain that provides the first view of predominantly natural, undeveloped land as a traveler emerges from the urban landscape. These lands introduce visitors to the visual experiences they will encounter in Altadena. Community boundaries and gateways include the Foothill Freeway (Interstate 210) and all of the surrounding ridges that provide a skyline and boundary to the entire San Gabriel Valley and a vast, integrated, visually coherent view space delineating the end of the Los Angeles urban area.

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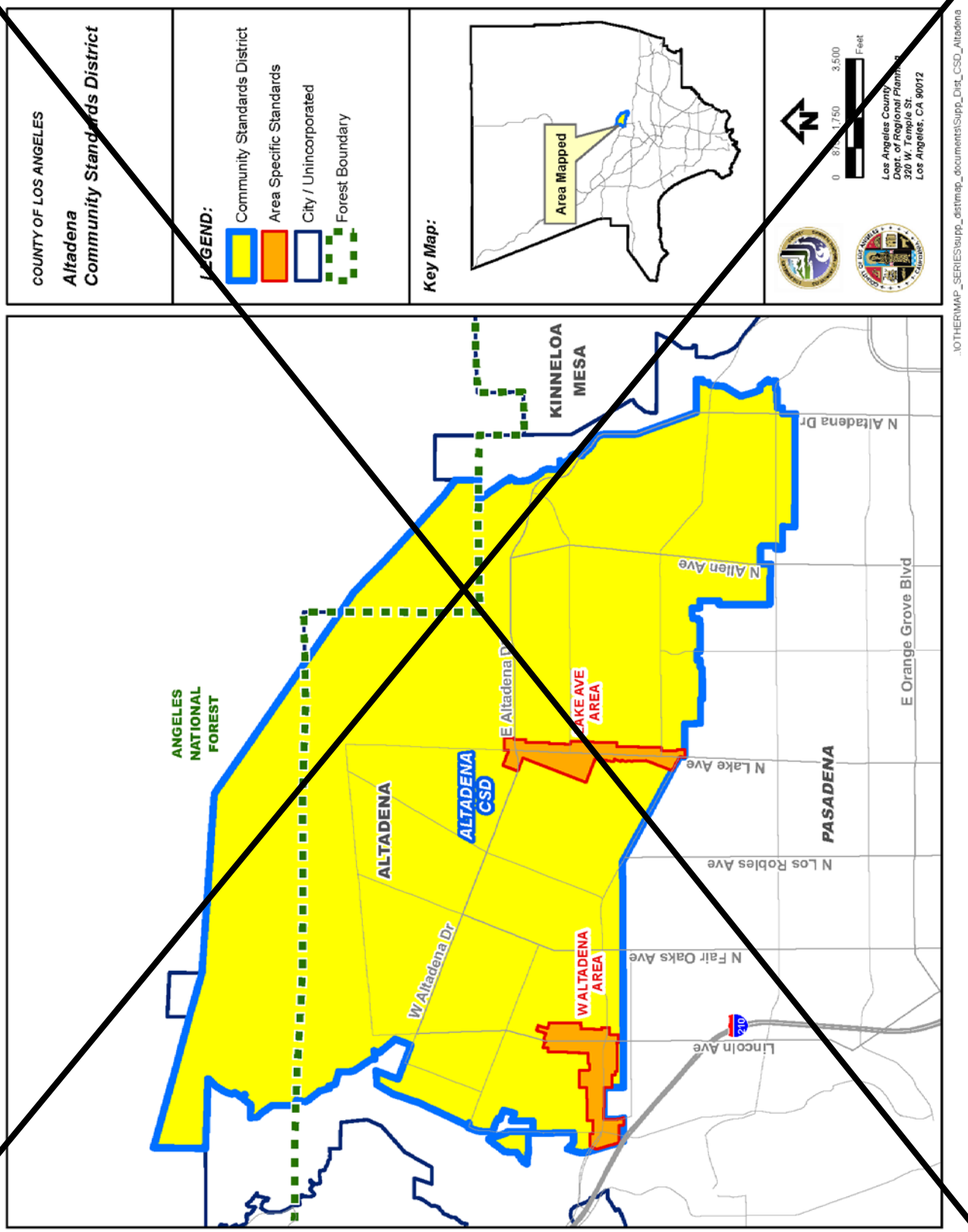
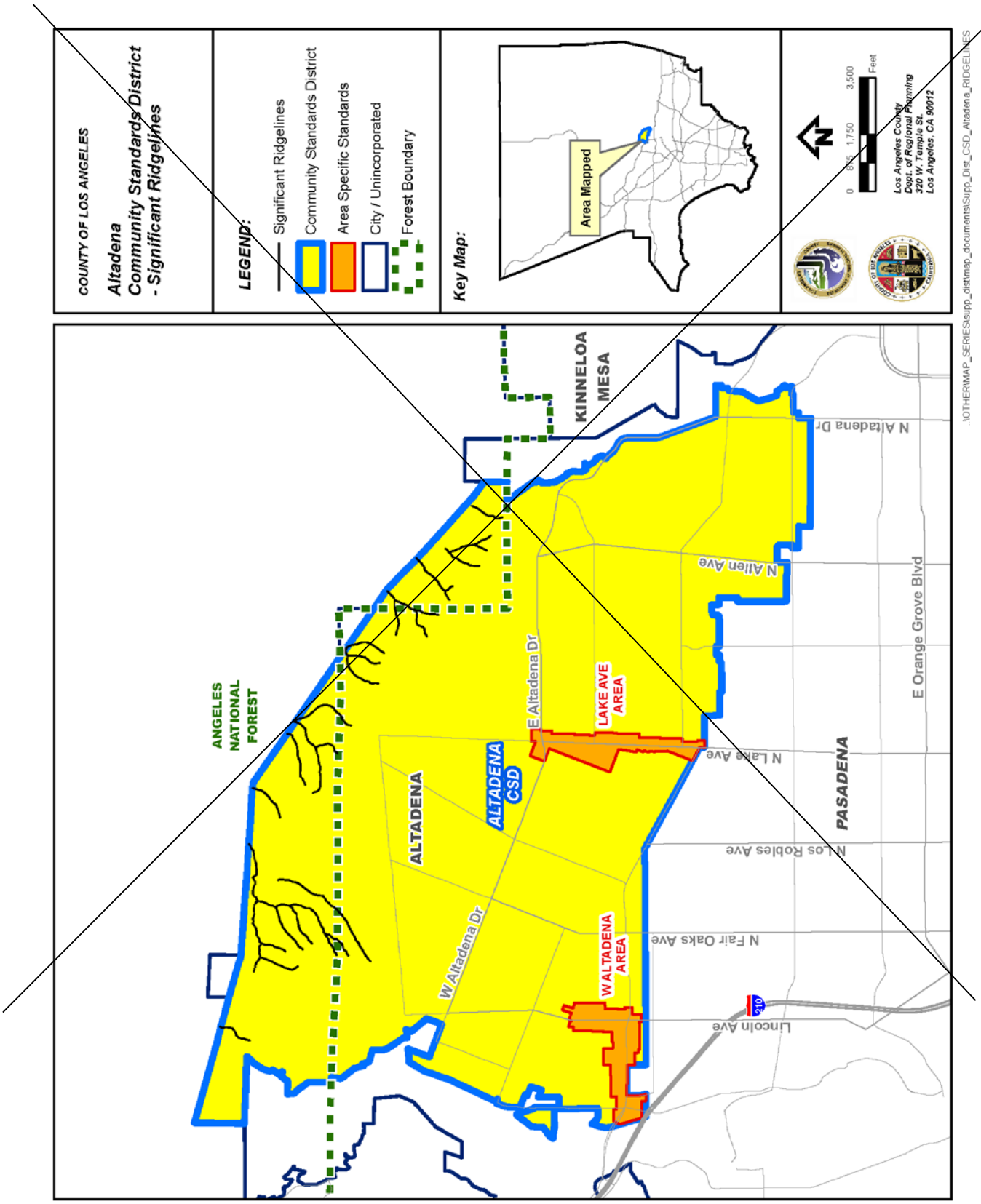
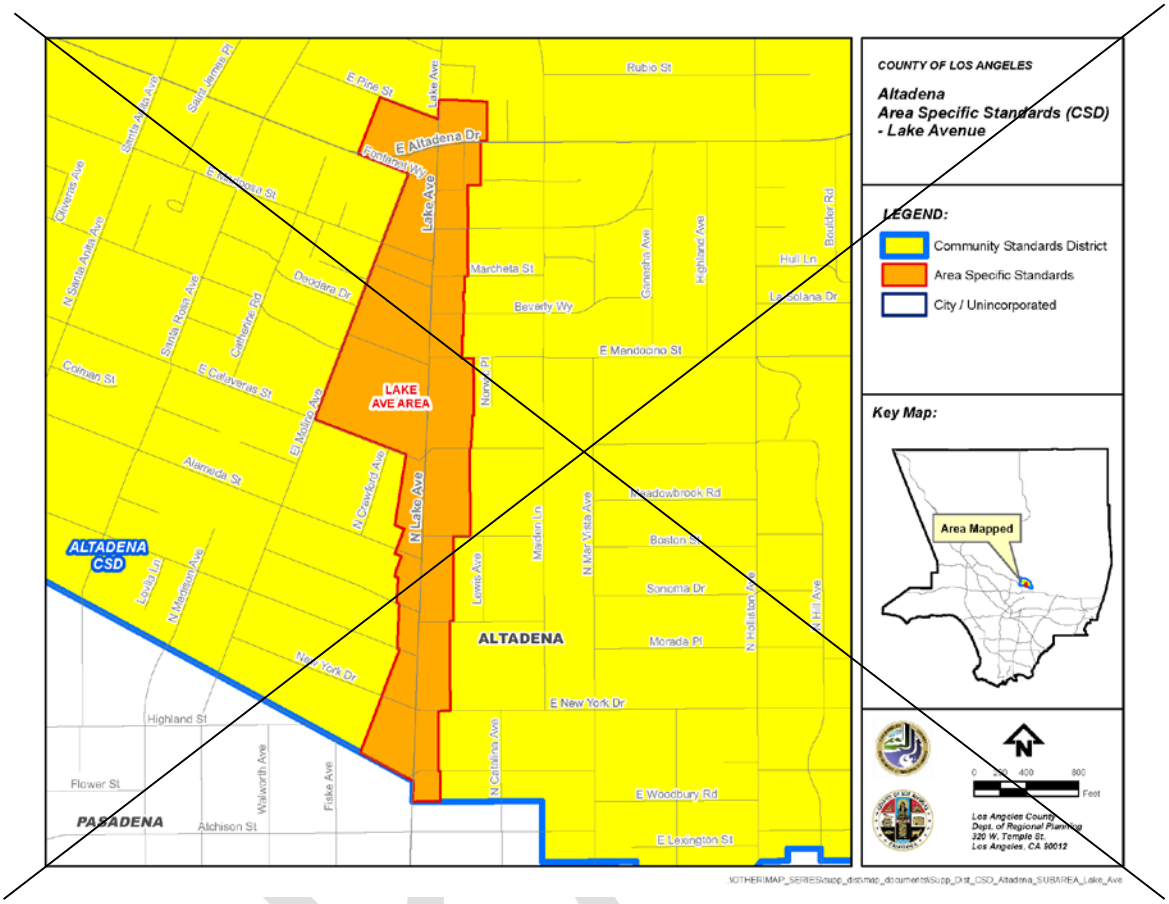
~~FIGURE 22.44.127-A: ALTADENA CSD BOUNDARY~~



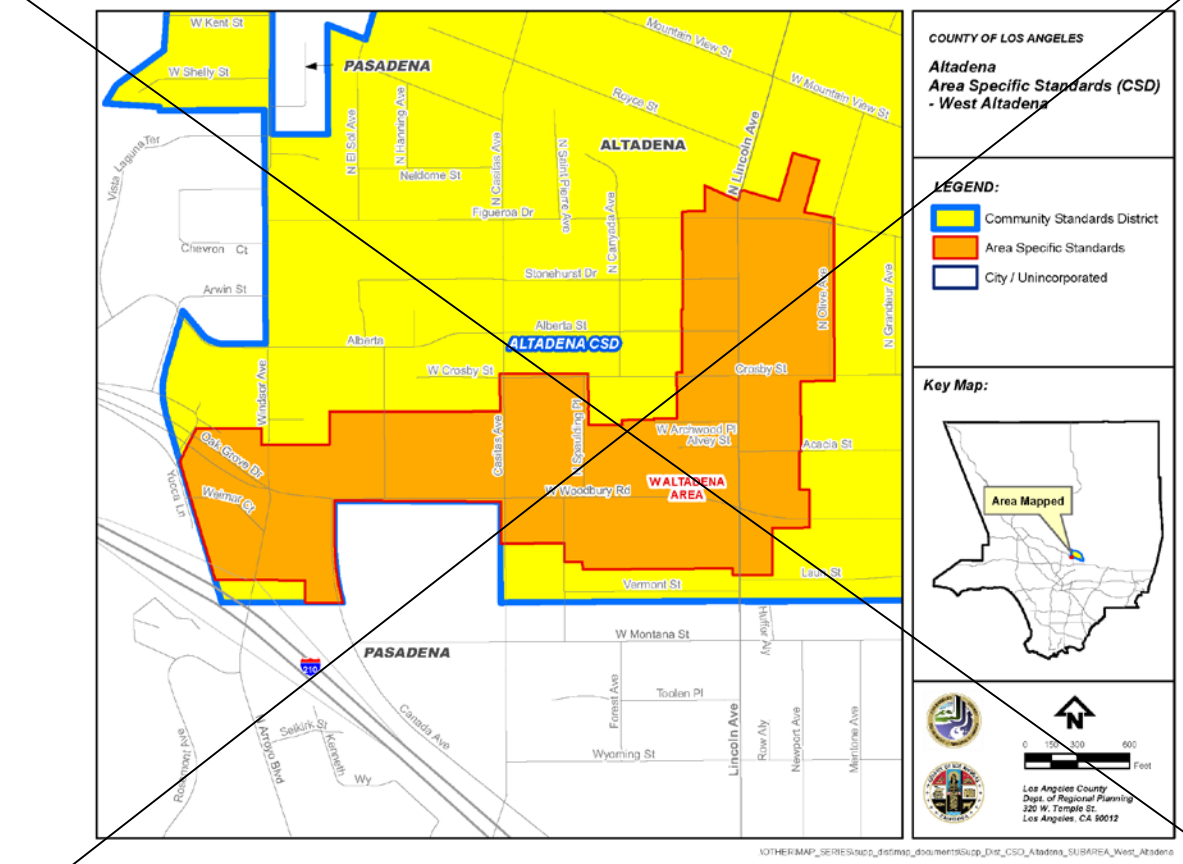
~~FIGURE 22.44.127-B: SIGNIFICANT RIDGELINES~~



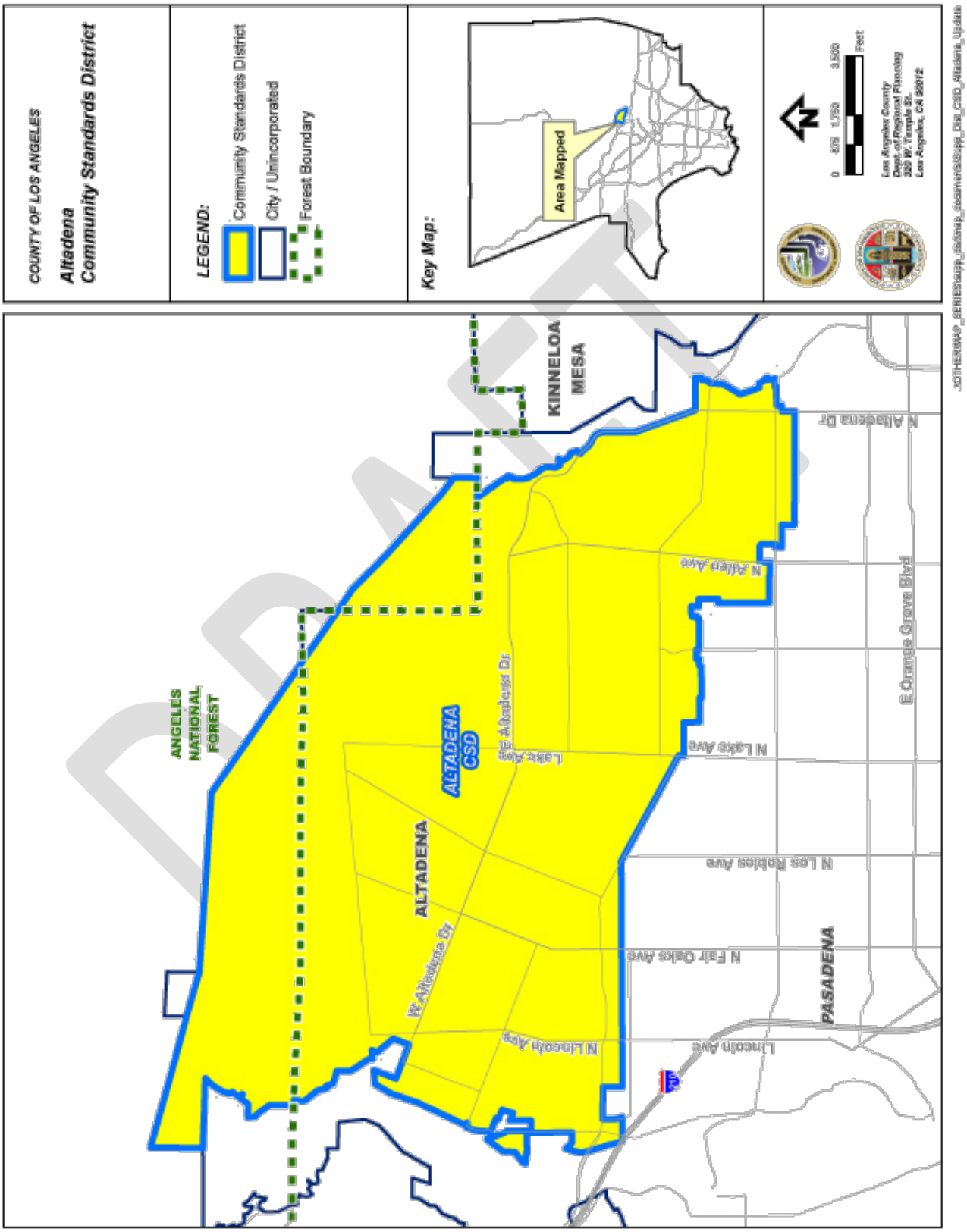
~~FIGURE 22.44.127-C: LAKE AVENUE AREA~~



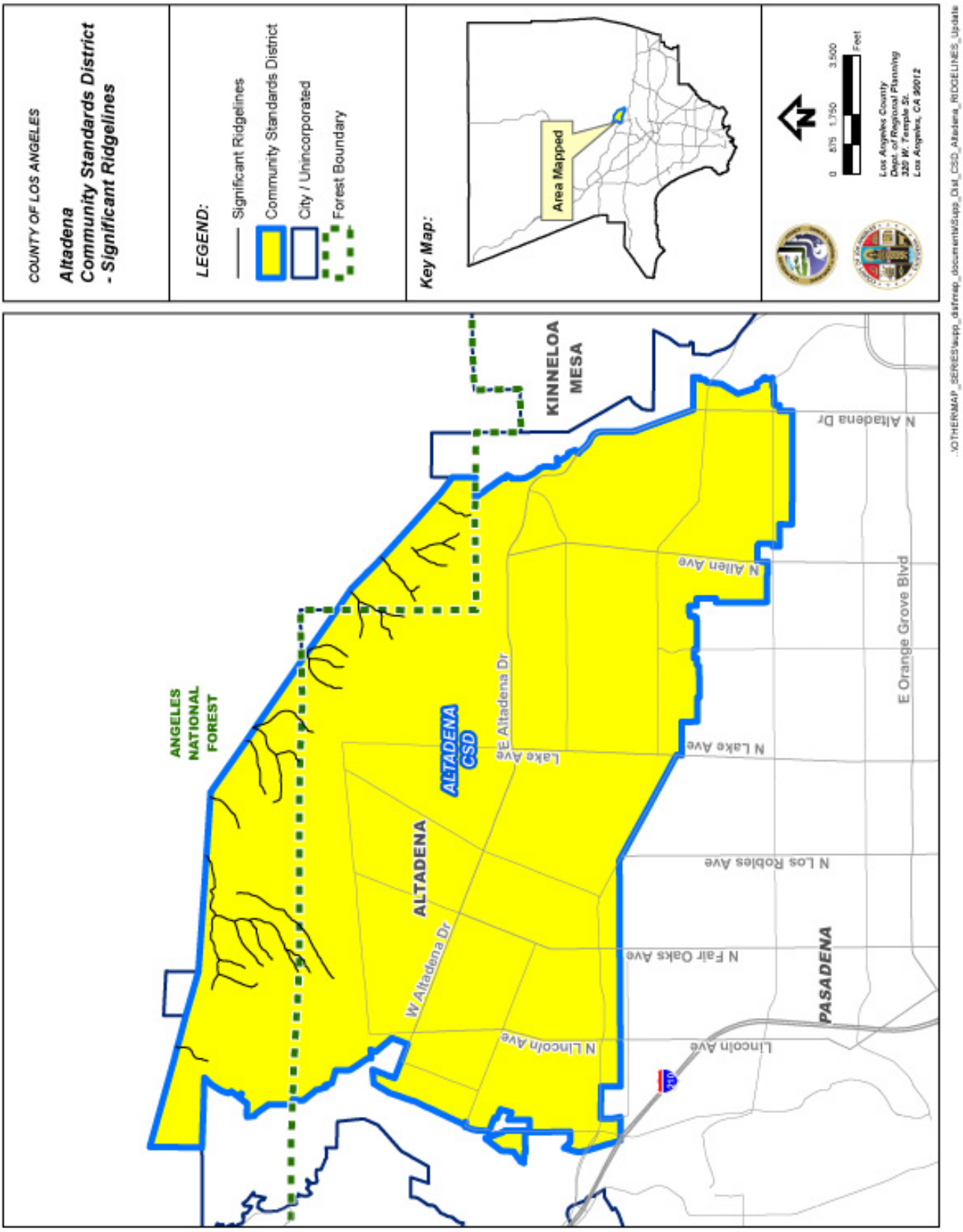
~~FIGURE 22.306-D: WEST ALTADENA AREA~~



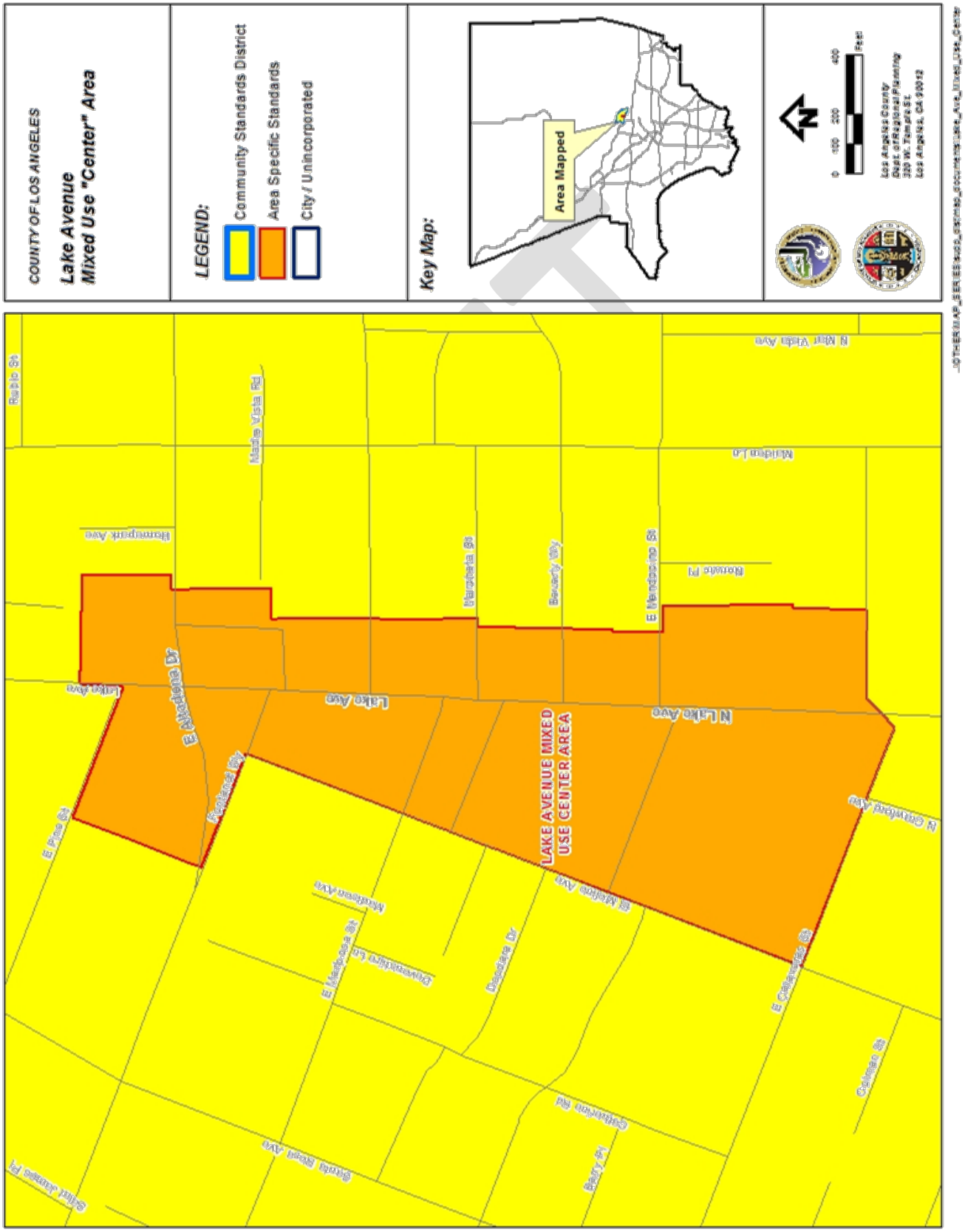
MAP 22.44.127-A: ALTADENA CSD BOUNDARY



MAP 22.44.127-B: SIGNIFICANT RIDGELINES



MAP 22.44.127-C: LAKE AVENUE MIXED-USE 'CENTER' AREA



SECTION 3. Section 22.52.2430 is hereby amended to read as follows:

22.52.2430 Wineries-Permit Requirements.

…

C. Conditions of approval. In addition to any other condition imposed by the ~~Director~~ Hearing Officer or the Commission, the development standards and operating regulations set forth in Sections 22.52.2410 and 22.52.2420 of this Part 23 shall be made conditions of approval for any winery CUP, except where modified by the Hearing Officer or the Commission.

…

SECTION 4. Section 22.52.2460 is hereby amended to read as follows:

22.52.2460 Tasting rooms-Permit Requirements.

…

B. Conditions of approval. In addition to any other condition imposed by the ~~Director~~ Hearing Officer or the Commission, the development standards and operating regulations set forth in Sections 22.52.2440 and 22.52.2450 of this Part 23 shall be made conditions of approval for any tasting room CUP, except where modified by the Hearing Officer or the Commission.

…

SECTION 5. Section 22.52.2490 is hereby amended to read as follows:

22.52.2460 Remote tasting rooms-Permit Requirements.

…

B. Conditions of approval. In addition to any other condition imposed by the ~~Director~~ Hearing Officer or the Commission, the development standards and operating regulations set forth in Sections 22.52.2470 and 22.52.2480 of this Part 23 shall be made conditions of approval for any remote tasting room CUP, except where modified by the Hearing Officer or the Commission.

…

SECTION 6. Section 22.56.030 is hereby amended to read as follows:

22.56.030 Application-Information Required.

A. An application for a conditional use permit shall contain the following information:

…

10. With each application, the applicant shall also file:

a. Maps in the number prescribed, and drawn to a scale specified by the director, showing the location of all property included in the request, the location of all highways, streets, alleys and the location and dimensions of all lots or parcels of land within a distance of 500 feet from the exterior boundaries of the subject parcel of land. If the application is for a minor conditional use permit in accordance with Section 22.56.085, a distance of 300 feet from the exterior boundaries of the subject parcel of land shall be provided in lieu of 500 feet.

b. One copy of said map shall indicate the uses established on every lot and parcel of land shown within said 500-foot radius or within said 300-foot radius if the application is for a minor conditional use permit in accordance with Section 22.56.085,

c. A list, certified to be correct by affidavit or by a statement under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land to be occupied by the use. If the application is for a minor conditional use permit in accordance with Section 22.56.085, a distance of 300 feet from the exterior boundaries of the parcel of land to be occupied by the use shall be provided in lieu of 500 feet. One copy of said map shall indicate where such ownerships are located,

…

SECTION 7. Section 22.56.070 is hereby amended to read as follows:

22.56.070 Application-Public Hearing Required ~~Exception~~.

In all cases where an application for a conditional use permit is filed, ~~except where the Director grants the permit pursuant to section 22.56.085,~~ the public hearing shall be held pursuant to the procedure provided in Part 4 of Chapter 22.60, except where an application for a minor conditional use permit is filed, a minor conditional use permit shall not be subject to the provisions of Section 22.60.175.

SECTION 8. Section 22.56.085 is hereby amended to read as follows:

22.56.085 ~~Grant or Denial of~~ Minor Conditional Use Permit.

A. ~~Any person filing a~~An application for a minor conditional use permit may ~~request the Director to consider the application in accordance with the section~~ be filed for the following uses:

-- Altadena Community Standards District, development in a hillside management area as provided in Section 22.44.127.~~C~~F.2.~~b~~.

…

B. The purpose of this section is to authorize the ~~director's ex parte~~ consideration of minor conditional use permit applications that by their nature are limited in scope and impacts.

~~C. The director shall cause notice of the application to be mailed by first class mail, posted pre paid, to all those addresses on the list required by subsection A.10.c of Section 22.56.030 that are within a distance of 300 feet from the exterior boundaries of the parcel of land to be occupied by the requested use, and to such other persons whose property or interests might, in the director's judgment, be affected by the request. The notice shall describe the project and also indicate that any individual may request a public hearing on the application by filing a written request with the director within 14 calendar days following the date on the notice.~~

~~D~~C.~~Unless at least two requests for a public hearing have been filed with the director as provided in subsection C of this section, the director~~ The Hearing Officer, or the Commission pursuant to Part 4 of Chapter 22.60, may grant such permit ~~without a public hearing~~ if ~~the director~~ he or she finds that the use requested, subject to such conditions deemed necessary, will comply with the findings required by Section 22.56.090 and with any applicable requirements of Chapter 22.52, and if he or she

further finds that the impacts of the use requested on safety, facilities and services, and natural resources are minor in nature.

~~E~~D.~~The director shall notify the applicant and any persons who filed a timely request for a hearing of his decision. Any appeal from the director's decision shall be filed with the hearing officer within 14 days following the date on the notice of director's decision.~~ The decision of the Hearing Officer may be appealed to the ~~c~~Commission. All appeals shall be filed within the time period set forth in, and shall be subject to all of the other provisions of Part 5 of Chapter 22.60 except that the decision of the ~~c~~Commission shall be final and effect on the date of the decision and shall not be subject to further administrative appeal except as otherwise authorized by Section 21151 of the Public Resources Code. If the permit was considered by the Commission concurrently with a general plan or specific plan amendment, zone change, development agreement or other legislative action, the provisions of Part 5 of Chapter 22.60 shall apply.

SECTION 9. Section 22.60.100 is hereby amended to read as follows:

22.60.100 Filing Fees and Deposits.

A. For the purposes of defraying the expense involved in connection with any application or petition required or authorized by this Title 22, the following fees shall accompany the application or petition:

…

-- Minor Conditional Use Permits -- $1,494.00~~, except that where a public hearing is requested pursuant to Section 22.56.075, an additional fee of $7,230.00 shall be paid~~.

…

SECTION 10. Section 22.60.176 is hereby amended to read as follows:

22.60.176 Conduct of Hearings-Hearing Officer duty.

When a verified application is filed for a permit or variance and a hearing is required by Title 21 or Title 22, the ~~h~~Hearing ~~o~~Officer shall hold such hearing unless the hearing examiner and/or ~~c~~Commission conduct hearings pursuant to Section 22.60.171. The Hearing Officer shall hold a hearing for a minor conditional use permit application unless the minor conditional use permit is filed concurrently with an application for a general plan or specific plan amendment, zone change, development agreement or other legislative action. In all cases where a minor conditional use permit is filed concurrently with an application requiring a legislative action as listed above, the Commission shall hold a public hearing.

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COMPARISON TABLE FROM JULY 2016 AND OCTOBER 2016 DRAFT CSD

JULY 2016 DRAFT*	OCTOBER 2016 DRAFT
(Section 22.44.127.F.2.c) c. **Development Standards**. i. Any application for grading involving the off-site transport of 1,000 or more cubic yards of material, shall include a haul route, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.	(Section 22.44.127.F.2.c) c. ***Development Standards***. i. Any application for grading involving the off-site transport of 1,000 or more cubic yards of material, shall include a haul route, subject to the provisions of Sections 22.56.1752 and 22.56.1753.
(Section 22.44.127.G.1.a) … iiiv. ~~Each required yard shall not be less than 15 feet where any portion of a residence or other structure within that yard exceeds 23 feet in height.~~ Except as provided in Section 22.48.120 (Projections into Yards), no portion of any structure shall exceed 23 feet in height where located within 15 feet of any property line.	(Section 22.44.127.G.1.a) … iiiv. ~~Each required yard shall not be less than 15 feet where any portion of a residence or other structure within that yard exceeds 23 feet in height.~~ Except as provided in Section 22.48.120 (Projections into Yards), no portion of any structure shall exceed 23 feet in height where located within 15 feet of any property line. iv. On irregularly shaped lots with lot frontage less than that required by Section 21.24.300, the front yard shall be measured from street frontage.
(Section 22.44.127.G.1.c) c. ***Fences, Walls and Landscaping.*** i. Applicability. (A) All new fences, walls, hedges and landscaping shall comply as of the effective date of this ordinance that added subsection G.1.c to this CSD. (B) Any existing fence, wall, hedge or landscaping that does not comply must be removed or made to comply, within five years of the effective date of this ordinance that added subsection G.1.c to this CSD. ii. Maximum Height. Except as provided herein, Section 22.48.160 (Fences and Walls) relating to fences and walls shall remain applicable. Notwithstanding subsection G of Section 22.48.160, the height of a fence or wall shall be measured inclusive of any	(Section 22.44.127.G.1.c) c. ***Fences, Walls and Landscaping.*** i. Maximum Height. Except as provided herein, Section 22.48.160 (Fences and Walls) relating to fences and walls shall remain applicable. Notwithstanding subsection G of Section 22.48.160, the height of a fence or wall shall be measured inclusive of any architectural feature, fixture, or support element attached to or part of said fence or wall. ii. Front Yards. The provisions of this CSD shall supersede the provisions of Section 22.48.160 as follows, as noted in Table 22.44.127-D and Table 22.44.127-E: (A) Corner or Reversed-Corner Lots. Table 22.44.127-D, below identifies the maximum height for fences, walls, and landscaping for corner or reversed-corner lots. **[Table 22.44.127-D: Fences, Walls and Landscaping Height Limits for Corner or Reversed-Corner Lots]**

architectural feature, fixture, or support element attached to or part of said fence or wall. iii. Front Yards. (A) Fences and Walls. (1) Fences and walls located in a required front yard at a distance greater than 10 feet from the ultimate right-of-way line, shall not exceed six feet in height. (2) Fences and walls located in a required front yard within 10 feet of the ultimate right-of-way shall comply with the height requirements pursuant to subsection A of Section 22.48.160. (B) Hedges and Landscaping. Where hedges and landscaping are located within a required front yard and form a barrier serving the same purpose as a fence or wall, the height requirements of this subsection G.1.c.ii.(A) shall apply. iv. Corner Side Yards. Fences, walls, and hedges and landscaping within a required corner side yard shall comply with the provisions of subsection C of Section 22.48.160. v. Location. Notwithstanding the provisions of this CSD, any fence, wall, hedges or landscaping shall comply with Section 22.48.115, Section 22.48.150, and Chapter 16 (General Regulations) of Title 16 (Highways) of the County Code. vi. Materials. All portions of new or replacement fences and walls in required yards shall be constructed of stone, brick, rock, block, concrete, wood, stucco, tubular steel, wrought iron, vinyl or a combination thereof. Chain link fencing may only be used where covered and visually obscured with plant materials.	(1) Where such fence or wall exceeds three and one-half feet in height, such front yard shall maintain live plants in the portion of the yard adjacent to the street. Such plants shall comply with the provisions of this subsection G.1.c.ii.(A). (B) All Other Lots. Table 22.44.127-E, below identifies the maximum height for fences, walls, and landscaping for all other lots. **[Table 22.44.127-E: Fences, Walls and Landscaping Height Limits for All Other Lots]** (1) Located a distance greater than or equal to two and one-half feet and less than 10 feet from the highway line, fences and walls shall be open and non-view obscuring for any portion of the fence or wall greater than three and one-half feet in height. A fence, or wall, or portion thereof shall be considered open and non-view obscuring when: (a) A minimum of 80 percent of that fence or wall or portion thereof, evenly distributed horizontally along the entire length of said fence or wall or portion thereof, is transparent or permits views. Chain link fencing with live plant material shall not be considered open and non-view obscuring; and (b) Vertical support elements maintain a minimum distance of five feet apart. iii. Corner Side Yards. Fences, walls, and hedges and landscaping within a required corner side yard shall comply with the provisions of subsection B of Section 22.48.160. iv. Location. Notwithstanding the provisions of this CSD, any fence, wall, hedges or landscaping shall comply with Section 22.48.115 and Section 22.48.150 of the County Code. Any fence, wall, hedges or landscaping within the right-of-way requires a permit issued by Department of Public Works, as set forth in Section 16.06.010 (Permit – Prerequisite to Commencement of Certain Work) within Title 16 (Highways) of the County Code.

	v. Prohibited Materials. All portions of new or replacement fences and walls in required front yards shall not be composed of barbed wire, concertina wire, razor wire or broken glass. Chain link fencing taller than three and one-half feet in height shall not be permitted unless covered and visually obscured with live plant material, and comply with all other provisions as in subsection G.1.c. of this section.
(Section 22.44.127.G.1) ~~c~~e. ***Parking***. i. Except as provided below, Part 11 of Chapter 22.52 (Parking), including required onsite parking together with maneuvering area (maneuvering aisle) and driveway, shall remain applicable. The provisions of this CSD shall supersede the provisions of Section 22.52.1180 as follows, as noted in Table 22.44.127-D: ~~Each residence shall provide on-site the required number of vehicle parking spaces, together with a maneuvering area and driveway, as follows:~~ **[Table 22.44.127-D: Residential Parking]** ii. Where ~~more than two~~ three or more parking spaces are required, per Table 22.44.127-D, above, such spaces may be uncovered and developed in tandem. …	(Section 22.44.127.G.1) ~~c~~e. ***Parking***. i. Except as provided below, Part 11 of Chapter 22.52 (Vehicle Parking Space), including required onsite parking together with maneuvering area (maneuvering aisle) and driveway, shall remain applicable. The provisions of this CSD shall supersede the provisions of Section 22.52.1180 as follows, as noted in Table 22.44.127-D: ~~Each residence shall provide on-site the required number of vehicle parking spaces, together with a maneuvering area and driveway, as follows:~~ **[Table 22.44.127-F: Residential Parking]** ii. Where ~~more than two~~ three or more parking spaces are required, per Table 22.44.127-F, above, such spaces may be uncovered and developed in tandem. …
(Section 22.44.127.G) 4. **All Commercial Zones**. a. ***Permitted Uses***. i. Drive-through Facilities. Drive-through facilities shall be permitted as follows: (A) Where located on a lot that adjoins a residentially zoned lot, if a Conditional Use Permit (Section 22.56.010) application has first been approved, a drive-through facility may be permitted. In addition to the conditions imposed pursuant to Section 22.56.100 (Permit - Additional Conditions Imposed When), the Commission or Hearing Officer may modify any of the prescribed development standards, below: (1) A cleanup plan shall be submitted as part of the application;	(Section 22.44.127.G) 4. **All Commercial Zones**. a. ***Permitted Uses***. i. Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. In addition to the standards for outdoor dining (Section 22.28.070), restaurants and other eating establishments, including food take-out, may have outdoor dining where: … b. ***Uses Subject to Permit***. -- Drive-through Facilities. Drive-through facilities shall be permitted, provided a conditional use permit has first been obtained. In addition to the conditions imposed pursuant to Section 22.56.100 (Permit – Additional Conditions Imposed When), the

(2) The location of the drive-through area, including cashier microphone, speakers and drive-through lane, shall be at least 20 feet from the adjacent residentially zoned lot; (3) Hours of operation for the drive-through shall be no earlier than 6:00 a.m. and no later than 12:00 a.m.; and (4) A buffer, which may include a solid wall, shall be depicted on the site plan, and provided to reduce noise trespass from the drive-through. (B) Where located on a lot that does not adjoin a residentially zoned lot, if an application for a Site Plan Review has first been approved, and a cleanup plan has been provided as part of said application, a drive-through facility may be established to operate 24 hours. ii. Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. In addition to the standards for outdoor dining (Section 22.28.070), restaurants and other eating establishments, including food take-out, may have outdoor dining where: …	Hearing Officer may modify any of the prescribed development standards, below: (A) The drive-through facility shall comply with the cleanup plan submitted as part of the application; (B) The location of the drive-through area, including cashier microphone, speakers and drive-through lane, shall be a minimum 20 feet from the property line of any adjacent residentially-zoned lot, and speakers and lighted menus shall be oriented away from such lots; (C) Hours of operation for the drive-through area shall be no earlier than 6:00 a.m. and no later than 12:00 a.m.; and (D) A buffer, which may include a six-foot solid wall, as depicted on the site plan, shall be provided to reduce noise trespass from the drive-through to any adjacent residentially-zoned lot. …
(Section 22.44.127.G.4) c. **Development Standards**. i. ***Parking***. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52 (Vehicle Parking Space), except that the following requirements shall apply: (A) Retail, or Restaurants and other Eating Establishments, Food Take-Out and Outdoor Dining. Automobile parking shall comply with Table 22.44.127-E, below, where applicable: **[Table 22.44.127-E: Vehicle Parking for Retail, or Restaurant or Other Eating Establishment Uses]** (B) Location of Parking Areas. When a site plan has first been approved, off-site or shared parking arrangements may be provided to meet required parking for commercial uses, provided that the following are met. In the event the applicant does not or cannot comply with the following after notice of approval of the Site Plan Review, approval of parking areas shall be revoked, and parking areas shall be provided in accordance with Chapter 22.112 (Parking).	(Section 22.44.127.G.4) c. **Development Standards**. i. ***Parking***. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52 (Vehicle Parking Space), except that the following requirements shall apply: (A) Retail, or Restaurants and other Eating Establishments, Food Take-Out and Outdoor Dining. Automobile parking shall comply with Table 22.44.127-G, below, where applicable. Where such retail or restaurant and other eating establishment includes a drive-through facility, Part 11 of Chapter 22.52 (Vehicle Parking Space) shall supersede this subsection G.4.c.i.(A). **[Table 22.44.127-G: Vehicle Parking for Retail, or Restaurant or Other Eating Establishment Uses]** (B) Location of Parking Areas. When a site plan has first been approved, off-site or shared parking arrangements may be provided to meet required parking for commercial uses, provided that the following are met. In the event the applicant does not or cannot comply with the following after notice of approval of the Site

…	Plan Review, approval of parking areas shall be revoked, and parking areas shall be provided in accordance with Chapter 22.112 (Vehicle Parking Space). …
(Section 22.44.127.G.4.c) iii. Floor Area Ratio. Except in the C-M zone, M-1 zone and the Lake Avenue Mixed-Use 'Center' Area, referenced in Map 22.44.127-C, the total gross floor area of a lot shall not exceed 1.8 times the total net area of such lot.	(Section 22.44.127.G.4.c) iii. Floor Area Ratio. Except in the C-M zone, M-1 zone and the Lake Avenue Mixed-Use 'Center' Area, referenced in Map 22.44.127-C, the total gross floor area of a lot shall not exceed 1.8 times the total area of such lot.
(Section 22.44.127.G.4.c.iv) (I) Building Tenant Information/Identification Signs. … (6) The height and placement of signs shall be similar for each business or storefront. (7) With the exception of company logos, signage colors used by individual businesses shall be harmonious with the building exterior. (J) Prohibited Signs: …	(Section 22.44.127.G.4.c.iv) (I) Building Tenant Information/Identification Signs. … (6) The height and placement of signs shall be similar for each business or storefront. (J) Prohibited Signs: …
(Section 22.44.127.G.4.v.(C)) … (2) Storefront air conditioning units shall be neutral in appearance and not project outward from the facade. The housing color of the air conditioning unit must be compatible with the colors of the storefront. …	(Section 22.44.127.G.4.v.(C)) … (2) Storefront air conditioning units shall be neutral in appearance and not project outward from the facade. The housing color of the air conditioning unit shall be compatible with the colors of the storefront. …
(Section 22.44.127.G.4.v.(D)) … (3) Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited. …	(Section 22.44.127.G.4.v.(D)) … (3) Vertically or horizontally folding accordion grilles installed in front of a storefront shall be prohibited. …
(Section 22.44.127.G.4) vi. Buffers. Whenever a parking lot or commercial structure is adjacent to a residentially-zoned side yard or rear yard, the following development standards shall apply: …	(Section 22.44.127.G.4) vi. Buffers. When a parking lot or commercial structure is adjacent to a residentially-zoned side yard or rear yard, the following development standards shall apply: …

(B) Encroachment Plane. A 45 degree encroachment plane shall be required for new construction. The encroachment plane shall extend from a six foot height at the edge of the required setback. Excluding landscaping, no portion of a structure shall extend beyond the encroachment plane. …	(B) Encroachment Plane. A 45 degree encroachment plane shall be required for new construction. The encroachment plane shall extend from a six foot height at the edge of the required landscaped buffer pursuant to subsection G.4.c.vi.(A) adjacent to the residentially zoned side yard or rear yard. Excluding landscaping, no portion of a structure shall extend beyond the encroachment plane. …
(Section 22.44.127.G.4) vii. Pedestrian Character. (A) Commercial Corridor. A commercial corridor shall mean a street which has a commercial focus, or which has been identified as having a special pedestrian potential near commercial zones. Designated streets are Lake Avenue, Fair Oaks Avenue, Lincoln Avenue, North Allen Drive near New York Drive near the intersection of North Allen Drive and New York Drive, Mariposa Street between El Molino and Lake Avenue, and East Washington Boulevard (B) Visual Interaction. To encourage and improve the pedestrian character of commercial areas the following standards apply: (1) At least 55 percent of the total length and 40 percent of the total area of the façade of the building at ground floor parallel to and facing any street shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Mirrored, highly reflective materials, densely tinted glass, false windows, or windows offering no view of the interior shall not meet the requirements of this section. (2) Where a lot abuts a Commercial Corridor as identified in section G.4.b.vii.(A), but no primary entrance is located facing such commercial corridor, at least 75 percent of the total width and 60 percent of the total area of the façade of the building's ground floor fronting the commercial corridor shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Mirrored, highly reflective materials, densely tinted glass, false windows, or materials offering no view of the interior shall not meet the requirements of this section.	(Section 22.44.127.G.4) vii. Pedestrian Character. (A) Commercial Corridor. A commercial corridor shall mean a street which has a commercial focus, or which is identified below as having a special pedestrian potential near commercial zones. Designated Commercial Corridors for purposes of this section are Lake Avenue, Fair Oaks Avenue, Lincoln Avenue, North Allen Drive near New York Drive near the intersection of North Allen Drive and New York Drive, Mariposa Street between El Molino Avenue and Lake Avenue, and East Washington Boulevard. (B) Pedestrian Entrance. Where a lot abuts abuts a Commercial Corridor as identified in section G.4.c.vii.(A), a pedestrian accessible entrance to the commercial structure shall be provided at or within 10 feet of the property line along, at sidewalk level, facing, and directly accessible to the Commercial Corridor. The entrance shall be oriented towards the Commercial Corridor, directly accessible to pedestrians off the street, and angled no more than 45 degrees askew of the property line delineating the edge of the Commercial Corridor, as measured along the base of the entrance. (C) Visual Interaction. To encourage pedestrian activity and improve the quality of visual interaction offered to pedestrians, the following standards apply: (1) At least 55 percent of the total length and 40 percent of the total area of the façade of the building at ground floor shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Entrances, mirrored highly reflective materials, densely tinted glass, displays or materials offering no view of the

(3) Transparent or lightly tinted material, such as glass, shall be used at or near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum of 20 percent of the building façade. (4) All primary entrances or windows provided for the purposes of meeting the requirements of this section shall be located a maximum height of four feet above or below the sidewalk, as measured from midpoint at the base of the entrance or window. Where a window exceeds 20 feet in length, the measurement shall be taken at increments of 20 feet. …	interior, or false windows shall not meet the requirements of this section. (2) Transparent or lightly tinted material, such as glass, shall be used at or near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum of 20 percent of the building façade. (3) All entrances or windows provided for the purposes of meeting the requirements of this subsection G.4.c.vii.(C) shall be located at sidewalk level, here defined as being no more than three feet above or below the sidewalk, as measured vertically from the midpoint at the base of the entrance or window. Where an window exceeds 20 feet in length, the measurement shall be taken at increments of 20 feet. Where a window base is located lower than three feet from the sidewalk, only the width or area of that portion within three feet of the sidealk shall be counted towards the requirements of this section. …
(Section 22.44.127.G.4.vii) (E) Building Façade. A minimum of 50 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided. … (H) Architectural Elements. Buildings shall incorporate at least three of the following architectural elements and desirable uses. Where a building frontage exceeds 50 feet in length, an additional instance of the following architectural elements shall be used for each segment of 20 feet of frontage and distributed throughout the width of the building façade. (1) Arcading; (8) Courtyards; … (13) Plazas; …	(Section 22.44.127.G.4.vii) (E) Building Façade. A minimum of 50 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades shall be avoided. … (H) Architectural Elements. Buildings shall incorporate at least three of the following architectural elements or desirable uses. Where a building frontage exceeds 50 feet in length, an additional instance of the following architectural elements shall be used for each 20 feet of frontage and distributed throughout the width of the building façade. … (1) Arcading, or arched passageways; (8) Courtyards, accessible to pedestrians; … (12) Forecourt, accessible to pedestrians;

(16) Tile or masonry fountains.	(13) Plazas, accessible to pedestrians; … (16) Tile or masonry water fountains.
(Section 22.44.127.G.4.vii) (I) Structure Setback. Structures must be set back at least 24 inches from the ultimate right-of-way line and landscaped with plants, benches or other architectural features.	(Section 22.44.127.G.4.vii) (I) Building Setback. Buildings must be set back a minimum two feet from the property line adjoining a commercial corridor. The two-foot setback shall be designed as an extension to any abutting sidewalk, if existing, and hardscaped or landscaped with plants, seating or other architectural features. (J) Parking Access. Not more than 20 feet of the commercial frontage shall be devoted to parking access, such as driveways. Where additional driveway width is required for fire access or other legal requirements, no more than the minimum specified shall be provided. (K) Parking Areas. Except fully subterranean structures or roof parking, completely screened from view from the street, all parking shall be provided in the rear of the commercial structure, and completely screened from view from the street. Screening materials may include walls and/or landscaping. (L) Landscape Plan. New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/irrigation plan. Said plan shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area. (M) Trash Enclosure. The required trash bin shall be enclosed by a minimum five-foot to a maximum six-foot high decorative wall, have solid doors, and be located in the rear of the lot.
(Section 22.44.127.G) 5. **Zone C-2**. In addition to the uses and requirements under subsection G.4.a of this Section and enumerated in Part 4 of Chapter 22.28 (C-2 Zone), the following uses are permitted as follows: …	(Section 22.44.127.G) 5. **Zone C-2**. In addition to the uses and requirements under subsection G.4 of this Section and enumerated in Part 4 of Chapter 22.28 (C-2 Zone), the following uses are permitted as follows: …
(Section 22.44.127.G) 6. **Zone C-3**. In addition to the uses and requirements under subsection G.4.a of this Section and enumerated in Part 5 of	(Section 22.44.127.G) 6. **Zone C-3**. In addition to the uses and requirements under subsection G.4 of this Section and enumerated in Part 5 of Chapter 22.28 (C-3 Zone), the following uses are permitted as follows:

Chapter 22.28 (C-3 Zone), the following uses are permitted as follows: …	…
(Section 22.44.127.G.7) … b. Floor Area Ratio. The total gross floor area ratio of a lot shall not exceed 1.0 times the total net area of such lot.	(Section 22.44.127.G.7) … b. Floor Area Ratio. The total gross floor area ratio of a lot shall not exceed 1.0 times the total area of such lot.
(Section 22.44.127.G.8) a. Floor Area Ratio. The total gross floor area ratio of a lot shall not be greater than 1.0 times the total net area of such lot.	(Section 22.44.127.G.8) a. Floor Area Ratio. The total gross floor area ratio of a lot shall not exceed 1.0 times the total area of such lot.
(Section 22.44.127.H) **~~E~~H. Area Specific Development Standards** 1. **Lake Avenue Mixed-Use "Center" Area.** a. ***Intent and Purpose.*** The Lake Avenue Area ~~area~~-specific development standards are established to provide a means of implementing the Altadena Community Plan. The standards are necessary to ensure that the goals and policies of the Community Plan are accomplished in a manner which protects the health, safety, and welfare of the community, thereby strengthening the physical and economic character of the Lake Avenue commercial district of Altadena. b. ***Description of Area.*** The boundaries of the Lake Avenue Mixed-Use "Center" A~~a~~rea are shown on ~~the map following this section~~ Map 22.44.127-C: Lake Avenue Mixed-Use "Center" Area at the end of this Section. c. ***~~Lake Avenue Area-wide~~ Specific Development Standards.*** i. Height Limits. The maximum height permitted in the area for a commercially zoned lot is ~~35~~48 feet. ii. Floor Area Ratio. The total gross floor area ratio of a commercially zoned lot shall not exceed 2.7 times the total net area of such lot.	(Section 22.44.127.H) **~~E~~H. Area Specific Development Standards** 1. **Lake Avenue Mixed-Use "Center" Area.** a. ***Intent and Purpose.*** The Lake Avenue Mixed-Use 'Center' Area ~~area~~-specific development standards are established to provide a means of implementing the Altadena Community Plan. The standards are necessary to ensure that the goals and policies of the Community Plan are accomplished in a manner which protects the health, safety, and welfare of the community, thereby strengthening the physical and economic character of the Lake Avenue commercial district of Altadena. b. ***Description of Area.*** The boundaries of the Lake Avenue Mixed-Use "Center" A~~a~~rea are shown on ~~the map following this section~~ Map 22.44.127-C: Lake Avenue Mixed-Use "Center" Area at the end of this Section. c. ***~~Lake Avenue Area-wide~~ Specific Development Standards.*** i. Height Limits. The maximum height permitted in the area for a commercially zoned lot is 35 feet. ii. Floor Area Ratio. The total gross floor area ratio of a commercially zoned lot shall not exceed 2.7 times the total area of such lot.
(Section 22.44.127.I.2) … c. ***Additional Development Standards for Modification.*** Except where modified, the project shall demonstrate compliance with all other applicable development standards. The following additional	(Section 22.44.127.I.2) … c. ***Additional Development Standards for Modification.*** Except where modified, the project shall demonstrate compliance with all other applicable development standards. The following additional

development standards shall apply with a Community Standards District Modification request: i. For any request related to height, the maximum height shall not exceed 35 feet. ii. For any request related to fences and walls, any modified fence, wall, hedges or landscaping shall: (A) Not exceed three and one-half feet in height within the driveway zone of a driveway that is nearly perpendicular to the public rightof-way; (B) Maintain adequate line of sight for vehicular traffic, including such factors as topographical conditions, and curvature and posted speed of the road; and (C) Not exceed three and one-half feet in height where located less than two and one-half feet from the property line or sidewalk, whichever is further from the right-of-way.	development standards shall apply with a Community Standards District Modification request: i. For any request related to height, the maximum height shall not exceed 35 feet. ii. For any request related to fences, walls and landscaping, any modified fence, wall, hedges or landscaping shall maintain adequate line of sight for vehicular traffic, including such factors as topographical conditions, and curvature and posted speed of the road.
(Section 22.44.127.I.3) … b. ***Application.*** i. Application Materials. In addition to the information listed under Section 22.56.1680, the applicant shall submit: (A) An applicant's statement setting forth that: … (3) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.	(Section 22.44.127.I.3) … b. ***Application.*** i. Application Materials. In addition to the information listed under Section 22.56.1680, the applicant shall submit: (A) An applicant's statement setting forth that: … (3) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan. (B) For a request to modify Subsection G.4.c.vii.(B) (Pedestrian Entrance), in addition to the required materials in subsection (A) above: (1) A site plan of the proposed alternative design, detailing the required elements of subsection I.3.c., including the proposed location of required public space identification signage; (2) A lighting plan; (3) A landscaping plan; (4) A maintenance plan; and (5) An applicant's statement describing the proposed alternative design and setting forth how the proposed privately

	owned public space would benefit or enhance the pedestrian character or the use of the site by pedestrians.
(Section 22.44.127.I.3) c. ***Additional Development Standards for Modification.*** (Reserved) d. ***Procedure***. A Community Standards District Modification shall be processed the same as for a Minor Conditional Use Permit (Part 1 of Chapter 22.56), except as follows: i. ***Findings for Approval***. The Hearing Officer shall approve or deny the application pursuant to the following findings: … (C) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.	(Section 22.44.127.I.3) c. ***Additional Development Standards for Modification.*** Where a CSD Modification is requested to modify the standards for a required pedestrian entrance (G.4.c.vii.(B)), the following standards shall apply: i. At least 75 percent of the total length and 60 percent of the total area of the façade of the building at ground floor fronting the commercial corridor, shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Entrances, mirrored or highly reflective materials, densely tinted glass, displays or materials offering no view of the interior, or false windows shall not meet the requirements of this section. ii. A minimum of 10 square feet of privately owned public space shall be provided for every foot of building frontage facing a Commercial Corridor. The public space shall be provided on site, along and directly accessible to the Commercial Corridor. No portion of the public space may be less than 10 feet in depth, or 25 percent of the length of the building facade as measured along the Commercial Corridor. The proposed public space shall contain at least one of the following, in addition to those required architectural elements pursuant to subsection G.4.c.vii.(H); (A) Any type of courtyard, plaza, or public circulating area which incorporates benches and pedestrian seating, landscaping or hardscaping, including water features, and shade trees; (B) A privately maintained garden, accessible to the public, which incorporates benches or pedestrian seating and landscaping or hardscaping, including water features, and shade trees; (C) Covered walkways, separate or as an extension of the sidewalk, covered by vegetation over trellis or other design, that would provide shade for pedestrians and include benches and public seating, landscaping or hardscaping and shade trees; (D) Any type of privately maintained, landscaped open space, including a micro-park, green space, or other urban open area that includes shade trees, and benches or public seating; or

	(E) Any type of privately maintained, landscaped animal friendly space, including a micro-park, dog run, green space, or other urban open area that includes on-site pet waste stations, shade trees, and benches or public seating. iii. Signage shall be provided on site to identify the privately owned public space as available for public use. Signage shall be at least three square feet in size, and include the following language at a minimum, subject to approval: *"Open to the Public."* Signage provided to meet the requirements of this section shall not affect be subtracted from the allowed signage area for the lot. d. ***Procedure***. A Community Standards District Modification shall be processed the same as for a Minor Conditional Use Permit (Part 1 of Chapter 22.56), except as follows: i. ***Findings for Approval***. The Hearing Officer shall approve or deny the application pursuant to the following findings: … (C) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan; and (D) For any request to modify subsection G.4.c.vii.(B) (Pedestrian Entrance), that the proposed alternative meets the additional development standards in subsection (I.3.c) and is designed in such a manner as to benefit or enhance the pedestrian character or the use of the site by pedestrians.
(Section 22.56.085) A. ~~Any person filing a~~An application for a minor conditional use permit may ~~request the Director to consider the application in accordance with the section~~ be filed for the following uses: … ~~E~~D.~~The director shall notify the applicant and any persons who filed a timely request for a hearing of his decision. Any appeal from the director's decision shall be filed with the hearing officer within 14 days following the date on the notice of director's decision.~~ The decision of the Hearing Officer may be appealed to the ~~c~~Commission. All appeals shall be filed within the time period set forth in, and shall be subject to all of the other provisions of Part 5 of Chapter 22.60 except that the decision of the ~~c~~Commission shall	(Section 22.56.085) A. ~~Any person filing a~~An application for a minor conditional use permit may ~~request the Director to consider the application in accordance with the section~~ be filed for the following uses: -- Altadena Community Standards District, development in a hillside management area as provided in Section 22.44.127.~~C~~F.2.~~b~~. … ~~E~~D.~~The director shall notify the applicant and any persons who filed a timely request for a hearing of his decision. Any appeal from the director's decision shall be filed with the hearing officer within 14 days following the date on the notice of director's decision.~~ The decision of the Hearing Officer may be appealed to the

be final and effect on the date of the decision and shall not be subject to further administrative appeal. If the permit was considered by the Commission concurrently with a general plan or specific plan amendment, zone change, development agreement or other legislative action, the provisions of Part 5 of Chapter 22.60 shall apply.	~~c~~Commission. All appeals shall be filed within the time period set forth in, and shall be subject to all of the other provisions of Part 5 of Chapter 22.60 except that the decision of the ~~c~~Commission shall be final and effect on the date of the decision and shall not be subject to further administrative appeal except as otherwise authorized by Section 21151 of the Public Resources Code. If the permit was considered by the Commission concurrently with a general plan or specific plan amendment, zone change, development agreement or other legislative action, the provisions of Part 5 of Chapter 22.60 shall apply.

David McDonald

From: DRP Altadena CSD
Sent: Monday, August 29, 2016 8:24 AM
To: Anne Chomyn
Cc: DRP Altadena CSD
Subject: RE: Hedge height restriction

Good morning Anne,

Altadena is the only jurisdiction which has an active moratorium on fences an hedges. In all other areas of the county, the Department of Regional Planning currently will enforce upon complaint. The moratorium for Altadena is only temporary, and will cease to be in effect at the conclusion of this ordinance update, regardless of the outcome. Enforcement for fences and hedges will continue on a complaint basis. I hope this answers your question.

Please let us know if you have any other questions, comments, or concerns with the Altadena CSD and as always, have a good one.

Sincerely,
Rich

From: Anne Chomyn [mailto:annechomyn@gmail.com]
Sent: Friday, August 19, 2016 11:13 AM
To: DRP Altadena CSD <altadenacsd@planning.lacounty.gov>
Subject: Hedge height restriction

Will the County start enforcing the hedge height restrictions in the rest of unincorporated LA County? or is it just the Altadena CSD that is requesting enforcement?

Anne Chomyn, Ph.D.
Member, Altadena Town Council
Census Tract 4601
626-798-2965

David McDonald

From: Peg Hardiman <peghardiman@hotmail.com>
Sent: Saturday, September 10, 2016 11:02 AM
To: DRP Altadena CSD
Subject: RPC Hearing: Altadena Community Standards District Update

Follow Up Flag: Follow up
Flag Status: Flagged

While is is good and appropriate that you have provided a continuance of the RPC Hearing regarding Altadena Community Standards District from Sept 14 to Oct 26, and offered remote "testimony" from an Altadena location, it is still wholly unfair and unreasonable that this meeting be held on a business day during business hours, as most Altadena residents will be at work and unable to attend.

All Altadena residents will be affected in some way, positive or negative, by any changes made to the Community Standards District, and must be given an opportunity to have a voice in this. To assume that all Altadena residents are represented by the Altadena Town Council and it's committees would be an erroneous assumption, as the majority of Altadena residents do not recognize the Altadena Town Council, have no interest in it, or have no knowledge of it's existence.

Any public hearing of this type and lasting importance should be at a time and place where all Altadena residents have an opportunity to speak up directly and not through assumed representation. Your consideration of this is of utmost importance.

Peg Hardiman

David McDonald

From: Dave Taylor <taylor.dave60@yahoo.com>
Sent: Wednesday, September 14, 2016 8:57 AM
To: DRP Altadena CSD
Subject: Fw: Altadena Group Homes & B&B's

Follow Up Flag: Follow up
Flag Status: Flagged

On Tuesday, September 13, 2016 6:35 PM, Dave Taylor <taylor.dave60@yahoo.com> wrote:

Dear Planning Department,
On Tuesday September 13th, 2016, I had a conversation with Richard Marshalin of your department, and he asked that I send my concern to you by e-mail for public record. My overall concern is that we maintain and enforce the the R-1 zoning in our neighborhoods. The quite R-1 neighborhoods are now to often being severely changed by to many group homes and now B&B's. I have a group home across the street from me and it has changed the whole character of the neighborhood. The group home has been in violation by zoning enforcement numerous times for running a commercial business out of the group home, and has been extremely disruptive to the neighborhood. Also please note that if I want to sell my property I have to disclose the group home. The real estate disclose laws are very far reaching and my broker is telling me that I will have to discount my property by 10-20% to sell it. Also the time it will be on the market will be longer, because there will be fewer interested buyers. This shocking reality is what is facing many home owners in Altadena due to the over use of exceptions to the R-1 zoning laws. I fear that the changes to the B&B regulations is going to further complicate & dilute the existing R-1 zoning laws. Please consider the wishing of the vast majority of tax paying residences, that only want to live in a save & quite residential neighborhood where the laws are enforced. Also consider the safety issues with group homes and B&B's. Group homes and B&B's introduce unknown people into the neighborhood making neighborhood watches not effective. The are three shifts of personnel coming and going at all times of day and night in the home across from me plus all the social & medical related staff. Not the same neighborhood! Please address the issue of property values and improving enforcement of the current laws. Thanks for your help.
Regards,
Dave H. Taylor

David McDonald

From: Lee, Kirsten C. <Kirsten.Lee@generalgrowth.com>
Sent: Tuesday, September 20, 2016 12:22 PM
To: DRP Altadena CSD
Subject: Altadena Community Standards Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may Concern:
I'm writing to express serious concern about the proposed Ordinance that will affect properties like mine in Altadena in regards to fencing/hedges etc.
One of the compelling reasons that we chose to buy our home in Altadena was because of the bucolic nature of the neighborhood, full of old growth, mature hedges, bushes, gardens, etc.
Coming from Atwater Village (also in LA County) the relief upon moving to Altadena from the citified nature of the streets of LA was palpable.
This curb appeal also contributes to why our homes like ours continue to rise in value beyond that of LA County's mean or average – in fact, we pay over $16,000 in property tax annually and think that our voice matters quite a bit in this regard towards what we view as an ill-advised and over-reaching directive that doesn't take into account the practical impact of what is being proposed.
Our home's front yard was a previous winner of the "Golden Arrow" award which is given annually by the Pasadena Beautiful Foundation to homes that have outstanding front gardens.
The great irony would be that if enacted, parts of our front garden & wall would not be in compliance with these proposed rules. Our home was featured in numerous publications, including Variety, Huffington Post, Sunset Magazine and literally thousands of Pintrests posts noting the beauty of our front yard, which includes elements which would be deemed as non-compliant per the proposed code.
I urge you to quickly put a stop to what is amounting to bureaucratic overreach and misguided rule-making that will have real-life impact in people like us: tax-paying, garden-design award-winning homeowners that have better things to do than try to put a stop to things like this – you're trying to solve for a problem that doesn't exist.
Please know that all of my neighbors in Altadena had a neighborhood meeting last night to discuss this and we are collectively aghast and annoyed at this and plan on expressing our displeasure most robustly at every upcoming opportunity.
Surely our efforts can be used for something more productive, rather than fighting the very county that is so enriched by our property tax?

Regards,
Kirsten Lee
Resident 2098 Crescent Drive Altadena, CA 91001

Kirsten Lee
Vice President – NYSE/GGP
310.418.4424

David McDonald

From: Doris Finch <ifinchi@fabart.net>
Sent: Wednesday, September 07, 2016 4:44 PM
To: DRP Altadena CSD
Cc: Eliza Jane Whitman; Anne Chomyn; fifthdistrict@lacbos.org
Subject: Altadena plan

Follow Up Flag: Follow up
Flag Status: Flagged

Re the Sep. 14 continued RPC meeting [possibly rescheduled to Oct. 26.]

The proposed Altadena plan still has some critical flaws which went through in spite of strenuous objection of the community, those of us who actually live here. The walls and fences restriction has major problems in that it appears to be forcing a unified set of standards on the many who have lived here a long time in all our splendid diversity. Within our boundaries there are many homes with hedges and walls that go back as much as 70 years and ornamental plantings that have taken years to establish. To force residents to change all that now is both unsupportably costly and inhumane. Besides requiring undoing years of work and maintenance, it would be in many cases destroying the character of a home [and hence its value], plus ripping away precious privacy and noise abatement in busy areas. Require it in new construction if you must, but by all means allow existing walls and plantings to be grandfathered in.

Yours truly,
Doris Finch, Altadena resident for 43 years.

David McDonald

From: Doris Finch <ifinchi@fabart.net>
Sent: Friday, September 23, 2016 12:06 PM
To: DRP Altadena CSD
Subject: Altadena Plan

Re the Sep. 14 continued RPC meeting Oct. 26.:

In addition to my earlier letter, in further shaping of Plan revisions, the committee needs to take into consideration today's reality of high traffic density in many areas, with the noise and light pollution that entails. For example, think Hill, Allen, and especially Altadena Dr. Higher foot traffic comes with lots more trash which ends in peoples yards if there is no protection. This is especially true near trail heads such as the middle and upper entrances of Eaton Canyon which are chock-a-block with cars, people and their garbage on weekends.

Another matter is individual cost if enforced on existing walls and plantings. Besides the personal cost of diminished yard and loss pf privacy, actual demolition and replanting/rebuilding would put an undue burden on those with a very small budget. To apply for a Conditional Use Permit [CUP] would be $1500 with no assurance that the appeal would succeed. Who should have to choose between school, medical, or everyday necessities and one's personal well-being? Those on a fixed or limited budget would have to do so.

The Plan should not be only from the street view, but from the actual individual's view within the various homes *toward* the street. Again, at the very least, we urge you allow the existing to exist, then establish standards on new building taking these matters into consideration.

Doris and Caleb Finch
1244 Crescent Dr.
Altadena

David McDonald

From: Richard Link <rlink7@earthlink.net>
Sent: Thursday, September 22, 2016 3:33 PM
To: DRP Altadena CSD
Subject: Altadena planning

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

To Whom it May Concern:
My name is Kathy Link. My husband Richard and I live at 2166 Crescent Drive in Altadena.
I am writing concerning the possible enforcement of a hedge and wall height restriction in Altadena. Our home is very close to the opening into Eaton Canyon. In fact, cars park in front of our house every weekend. We have both trees and hedges which are 15-20' feet tall edging our property line abutting the sidewalk, curb and Crescent Drive. Beside the obvious beauty of these hedges and trees (which are possibly older than 40 years or even more as the home was built by Arnold and Mabel Beckman in 1933), I feel safer every weekend knowing that strangers cannot easily access our property. I have observed and have been forced to discard all manner of trash left by these strangers including food containers, alcohol containers etc. under our hedges every week. I can't even imagine what would be discarded in our yard if the tall hedges did not deter further ingress to our front yard.
I am hoping we can help point the city's planning body away from this idea toward more worthwhile undertakings.
Thank you for your consideration.
Kathy Link
Sent from my iPhone

David McDonald

From: DRP Altadena CSD
Sent: Sunday, August 28, 2016 10:14 PM
To: Neighbors Building a Better Altadena
Cc: DRP Altadena CSD; David McDonald; Susan Tae
Subject: RE: Comments regarding Altadena CSD from White Paper Coalition

Thank you,

Your comment has been received, transmitted to the planners working on the project, and added to the public record.

Sincerely,
Rich

Richard Marshalian | Regional Planning Assistant II
Department of Regional Planning | Advance Planning
Phone: 213.974.6476

From: Neighbors Building a Better Altadena [mailto:mail@buildingabetteraltadena.org]
Sent: Wednesday, July 27, 2016 6:32 PM
To: DRP Altadena CSD <altadenacsd@planning.lacounty.gov>
Cc: Nemer Sussy <SNemer@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>; Richard Marshalian <RMarshalian@planning.lacounty.gov>; Ed Meyers <edgmeyers@hotmail.com>; Okorie Ezieme <okorie.ezieme@altadenatowncouncil.org>; Diane Marcussen <diane.marcussen@altadenatowncouncil.org>
Subject: Comments regarding Altadena CSD from White Paper Coalition

neighbors building a better ALTADENA NBBA

Hello.

Attached please find a statement from the Altadena White Paper Coalition regarding the Altadena Community Standards District. Members of the White Paper Coalition will be present at Thursday night's public hearing at Eliot Arts Magnet Academy.

Regards,

Alison Amegatcher, Karen Gibson, Lin Griffith, Monica Hubbard, Barbara Ishida, Nicole Moore, and Marge Nichols, for

:: Neighbors Building a Better Altadena
:: www.buildingabetteraltadena.org
:: (626) 344-7806
:: mail@BuildingABetterAltadena.org

David McDonald

From: DRP Altadena CSD
Sent: Sunday, August 28, 2016 10:34 PM
To: Keith Parry
Cc: DRP Altadena CSD
Subject: RE: Altadena Community Standards District

Thank you Keith and Wendy,

Your comments have been received, transmitted to the planners working on the project, and added to the public record.

To clarify, none of the changes being proposed would affect existing residential structures that are currently in compliance with the zoning code. The current standards for fences and hedges in Altadena have been in place for almost 90 years. In 1927, the countywide zoning code set the standards for fences and hedges in required front yards, including the maximum height of 42". The CSD is proposing to loosen standards on fences and hedges by finding a compromise between the desire for residents to have fences or hedges in the manner of their choosing, and the need to protect the safety and wellbeing of drivers and pedestrians that are directly impacted by traffic and visibility issues that stem from fences and hedges that block vehicular views.

As always, please check our website: planning.lacounty.gov/Altadena for the latest draft of the CSD when it is released. If you have any questions or comments, please email or give us a call.

Sincerely,
Rich

Richard Marshalian | Regional Planning Assistant II
Department of Regional Planning | Advance Planning
Phone: 213.974.6476

From: Keith Parry [mailto:keith@efraim.biz]
Sent: Thursday, July 28, 2016 3:14 PM
To: DRP Altadena CSD <altadenacsd@planning.lacounty.gov>
Cc: Keith Parry <keith@efraim.biz>
Subject: Altadena Community Standards District

Keith and Wendy Parry
2484 Boulder Road, Altadena, CA

Dear Planner,

We are both land owners and residents and reside at 2484 Boulder Road, Altadena, CA.

We are opposed to the adaptation of the community standards in their current format.

Altadena is a community comprised of primarily residents and families. The community of family and charm of the neighborhoods are the reasons that we reside in this community.

While we understand the need for progress and feel it is important to the future of Altadena we feel that more care could be crafted into the proposed standards that would benefit the families and needs of families in Altadena.

Many of the houses are older and have been here since the 20s, 30s, and 40s and were built on their properties back then. According to the proposed standard today they would have never been allowed to be built. If fact, entire neighborhoods would not have been allowed to be built. Without these original founding neighborhoods wouldn't most of the charm of Altadena be lost? We suggest you re-look at the following areas:

1) Front yard and side yard setbacks. This standard has worked and should not be altered from what it is today. This one attribute that has allowed the creation of fabulous neighborhoods with a charm that even Hollywood cannot reproduce as evidenced by the filming days and number of permits pulled for filming in Altadena. The current standard should not be deviated from.
2) FAR: Families are growing today, not so much in the number of children but by the number of people living in a dwelling (i.e. in laws, and extended family). The expense related to housing, especially in Los Angeles, is by far the most expensive it has ever been. Housing cost in Los Angeles county are families single highest budget item. One solution to this increasing expense is to allow in laws and extended family to live in the same dwelling. I think we all agree we do not want the Mc Mansion syndrome however the code should allow for reasonable expansion to accommodate the housing needs of our families and our extended families.
3) Front yard walls, fences, hedges: There are non-conforming conditions throughout the county and specifically Altadena. To create a code that would allow the government to issue an order to comply with a new code by removal of non-conforming hedges, walls, or fences is an over reaching of our government and an unacceptable planning practice by any standard. There are existing conditions and should be allowed to remain until the property has a significant redevelopment. The proposed code as written would financially burden some property owners and negatively create a enforcement nightmare for some individual owners and for the county as well.

Thank you for your time and please consider reworking portions of the this standard prior to acceptance.

Very truly yours,

Keith Parry and Wendy Parry

David McDonald

From: DRP Altadena CSD
Sent: Sunday, August 28, 2016 10:45 PM
To: Rachel Figura
Cc: DRP Altadena CSD
Subject: RE: Changes to the Altadena CSD

Good evening Rachel,

Thank you for your email. Your comments have been received, transmitted to the planners working on the project, and added to the public record.

We wanted to take a moment to try and clarify some issues with the CSD in case they were causing worries. Heights are not being increased in the Altadena CSD, the recommendation for increased height was withdrawn by the CSD Committee, and there is no portion of the CSD that is changing regulations on condos or other multi-family residential uses. Standards on fences and hedges are being loosened so that people can keep their taller fences or hedges closer to the property line, except when safety and visibility of pedestrians is paramount.

I hope this eases some of your concerns. As always, the latest draft of the Altadena CSD will be on our website: planning.lacounty.gov/altadena

Sincerely,

Richard Marshalian | Regional Planning Assistant II Department of Regional Planning | Advance Planning
Phone: 213.974.6476

-----Original Message-----
From: Rachel Figura [mailto:figuras101@gmail.com]
Sent: Thursday, July 28, 2016 6:45 PM
To: DRP Altadena CSD <altadenacsd@planning.lacounty.gov>
Subject: Changes to the Altadena CSD

Hello; to whom this concerns,

I am aware of the meeting this evening on the topic of CSD changes in Altadena. Unfortunately, I can not attend.

I do have concerns as an Altadena resident. I have lived up here for close to 25 years and am a homeowner.
For the last 8 years I have been protecting the quality of life in my neighborhood along with my concerned neighbors.
Due to there being a reasonably good sized property next door we have been fighting to maintain a low density residential neighborhood and do not want condo projects or business's in residential areas.
I do agree a face lift of downtown Altadena is needed with quality store fronts and better business.

Please do not approve changes that allow space and light to diminish. Altadena's nature and open space is what so many of us love.
I like the feeling of country living and do not approve of an overly dense community and/or neighborhood.
Due to the wildlife and many residence having pets I believe the fence heights should be flexible and high fences grandfathered in; definitely no penalties or forced changes.

Altadena has a mixed demographic along with economic differences. Do not pressure or disenfranchise those who live here comfortably.

Keep Altadena's character.
We're not Pasadena.
Please update me on further meetings and/or changes.

Best regards ~

Rachel Figura
3061 Raymond Ave.
Altadena, Ca. 91001

David McDonald

From: DRP Altadena CSD
Sent: Sunday, August 28, 2016 11:01 PM
To: amy benito
Cc: DRP Altadena CSD
Subject: RE: Community Standards

Good evening Amy,

All the most up to date information on the Altadena CSD can be found on our website: planning.lacounty.gov/altadena.

The current standards for fences and hedges in Altadena have been in place for almost 90 years. In 1927, the countywide zoning code set the standards for fences and hedges in required front yards, including the maximum height of 42". The existing Altadena CSD changed the calculation for the required front yard to be the average of the residential setbacks on the same side of the block, and in no case less than 20 ft.

The Altadena CSD is loosening standards for Fences and Hedges, with the exceptions of the Driveway Zone and in cases of corner lots, where the visibility of automobiles becomes paramount, and the safety of drivers and pedestrians must be accounted for.

For fences and walls 6 feet in height and below, there is no permit required and therefore no legal way to "grandfather in" existing fences, walls and hedges which are over the 42" height limit.
However, in some cases, fences and hedges which are over-height or deviate from other standards may have been approved through a CUP, or some other permitting process in the past. Those fences or hedges would be legal non-conforming, and would not be affected by the changes in the CSD, so long as they remain unaltered.

If you have other questions specific to your property, I would encourage you to speak with a planner at our front counter. I would also encourage you to check our website for the latest draft of the Altadena CSD, which should be posted early next week.

If you have any other questions, comments, or concerns, please feel free to contact us.

Sincerely,
Rich

Richard Marshalian | Regional Planning Assistant II
Department of Regional Planning | Advance Planning
Phone: 213.974.6476

From: amy benito [mailto:amyalternate@yahoo.com]
Sent: Tuesday, August 9, 2016 8:23 PM
To: DRP Altadena CSD <altadenacsd@planning.lacounty.gov>
Subject: Community Standards

Hello,

How can I get updates on the status of the community standards update for Altadena? I am very unhappy with the proposed changes to the fences and hedges standard as my 48 inch retaining wall

and topper fence, driveway gate and 2 side fences would be out of compliance. To remove the wall would cost 10s of thousands, destroy the 2 old trees that grow in the dirt held up behind the wall and all around ruin the front of my property. If the standards pass I would sell the house as I cannot afford to make the changes.

Thank you,

Amy

David McDonald

From: DRP Altadena CSD
Sent: Sunday, August 28, 2016 11:34 PM
To: Gloria Roberts
Cc: DRP Altadena CSD; Richard Marshalian
Subject: RE: 1) Commercial/Retail Set Backs and 2) Loud Leaf Blowers

Good evening Gloria,

Thank you for your email. Unfortunately noise complaints would not be something within the purview of the Department of Regional Planning or this CSD, however, I can assist you with your first question.

I apologize if there is some confusion on additional 2' setback requirement for commercial structures. During a Public Hearing of the Regional Planning Commission, staff is charged with responding to questions and directives from the Regional Planning Commission and is not permitted to respond directly to the public during the proceedings, unless directed by the Commission. I realize that this was frustrating to a number of people during the hearing, however, your question on additional commercial setbacks was asked by Commissioner Smith, and I personally answered it for the public record. Please see page 101 of the transcript, linked **here**. Staff, including myself, was also made available to speak with the public after the hearing to answer that specific question or any other question from the public.

The setback requirement for commercial structures is *an additional 2' from the "ultimate right-of-way" (or "property line")* and is an increase from the current required setback of 0' for any development in a C-3 zone. Sidewalk design standards for commercial streets in Altadena vary generally from 8' – 10' wide, so in cases where the sidewalk is adjacent to the property line, the sidewalk could be up to 10' – 12' in width, depending on whether it is landscaped or hardscaped.

Text from the Altadena CSD for reference: "Structure Setback. Structures must be set back at least 24 inches from the ultimate right-of-way line and landscaped with plants, benches or other architectural features."

I hope this helps. We developed these commercial recommendations with assistance and input from Altadena residents, the Altadena Town Council, and Altadena residents like yourself. If you have any other comments, questions, or concerns about the Altadena CSD, the best method would be to contact us directly, either by phone or via email.

Sincerely,
Rich

Richard Marshalian | Regional Planning Assistant II
Department of Regional Planning | Advance Planning
Phone: 213.974.6476

From: Gloria Roberts [mailto:glorob8@gmail.com]
Sent: Tuesday, August 16, 2016 5:48 PM
To: DRP Altadena CSD <altadenacsd@planning.lacounty.gov>
Subject: 1) Commercial/Retail Set Backs and 2) Loud Leaf Blowers

It was revealed by the Regional Planning Commission at the 7/28/2016 Meeting that the required setbacks in the new CSD is only 2 feet.

When asked to confirm or deny that presented information, not a single person on the Commission would discuss the setback requirements in the new CSD.

In discussion with many of my fellow Altadenans, a set back of 10 feet in considered more in line with our vision of a more "pedestrian friendly" Altadena.

- - - - - - -

Secondly, is there anything in the CSD about the very loud leaf blowers that are allowed to start blowing at 7 a.m.!? This means the gardeners start gathering and making noise as early as 6:45 a.m.! In prior meetings, an 8 a.m. start time for these loud blowers was deemed more appropriate for a neighbor friendly environment.

Respectfully submitted by:

Gloria Roberts
2415 Highland Avenue, Altadena, CA 91001
(626) 798-0948

David McDonald

From: Susan Tae
Sent: Thursday, August 25, 2016 7:22 AM
To: Richard Marshalian; DRP Altadena CSD
Cc: David McDonald; Alice Wong
Subject: RE: Proposed Changes in Zoning Ordinances

Presuming everything is permitted as she indicated in her e-mail, I think it should be fine

Thanks!
Susie

SUSAN TAE, AICP | Supervising Regional Planner
Community Studies North Section
Los Angeles County Department of Regional Planning
Phone 213.974.6476

From: Richard Marshalian
Sent: Wednesday, August 24, 2016 5:51 PM
To: DRP Altadena CSD <altadenacsd@planning.lacounty.gov>
Cc: Susan Tae <stae@planning.lacounty.gov>; David McDonald <dmcdonald@planning.lacounty.gov>; Alice Wong <awong@planning.lacounty.gov>
Subject: FW: Proposed Changes in Zoning Ordinances

FYI.

I'm also not sure whether to be worried based on her use of the word "grandfathering".

-Rich

From: mary elgabalawi [mailto:maryelgab@gmail.com]
Sent: Wednesday, August 24, 2016 5:18 PM
To: Richard Marshalian <RMarshalian@planning.lacounty.gov>
Subject: Re: Proposed Changes in Zoning Ordinances

Thank you, Mr. Marshalian,

You told me all I needed to know. Everything we have that is inconsistent with your code has been previously permitted as we have in the past few years remodeled our house and needed permits, so I assume we are in good shape with current permits based in part on grandfathering. At any rate, I have worked hard throughout the years to get ivy or some other creeper to cover all our chain link fencing.

The only issue we have -- and I assume we are not alone in this -- is that with the drought some of the "green" covering is no longer as dense as we would wish. But we are doing our best to keep our trees alive with the little watering we are doing, and that is the price to pay.

Again, thank you for taking the time to reply to my concerns!

Best regards,

Mary Elgabalawi

On Wed, Aug 24, 2016 at 9:41 AM, Richard Marshalian <RMarshalian@planning.lacounty.gov> wrote:

Hello Mary,

Your email was forwarded to me, and I wanted to follow up with you to see if I could provide some information, answer your questions or alleviate some concerns. If there is anything our Land Development Coordinating Center would like to add or correct, they will follow up with you.

Firstly, regarding your questions about fence and hedge heights; the current standards for fences and hedges in Altadena have been in place for almost 90 years. In 1927, the countywide zoning code set the standards for fences and hedges in required front yards, including the maximum height of 42". The existing Altadena CSD changed the calculation for the required front yard to be the average of the residential setbacks on the same side of the block, and in no case less than 20 ft.

The Altadena CSD is loosening standards for Fences and Hedges by allowing fences or hedges within a required front yard to be as high as 6', as long as they are at least 10' from the property line.

Additionally, in regards to your question about chain link fences; In the original proposal for this CSD, chain link fences in the required front yard were required to be covered with vegetation within Altadena, but as of the last public hearing on 7/28, the CSD Committee has withdrawn that proposal, and instead is recommending that chain link fences over 42" in height that are within the required front yard be required to be covered with vegetation. As no fences or hedges are permitted in the required yard to be above 42", no chain link fence that conforms to current standards would be made non-conforming due to the new standards.

However, if you have a fence or hedge that has been previously permitted, whether through a CUP, yard modification, or other Regional Planning process, such a fence would be legal non-conforming and you would not have to change your fence or hedge to comply with the new standards.

I hope this has cleared up some of your concerns. Unfortunately there are a number of flyers or materials circulating by groups that are purporting to describe the CSD, and not all their information is accurate or gives and adequate background into the proposed update. I would recommend reading the text of the latest draft of the on our website in order to see the most current draft of the CSD, and keep in mind that the document is still being revised. In general, the updated CSD finds a balance between allowing residents the quiet enjoyment of their property without sacrificing the safety of drivers and pedestrians.

Our project website is: Planning.lacounty.gov/Altadena ; You can find the most up to date information there, but please feel free to contact us if you have any other questions, or if there is something else we can assist you with.

Sincerely,

Rich

Richard Marshalian | Regional Planning Assistant II

Department of Regional Planning | Advance Planning

Phone: 213.974.6476

From: mary elgabalawi [mailto:maryelgab@gmail.com]
Sent: Monday, August 22, 2016 9:04 PM
To: DRP LDCC <D4@planning.lacounty.gov>
Subject: Proposed changes in zoning ordinances

Sirs:

I received a few pages of something I thought was a joke but was assured by a friend is a threat I must take seriously. The contents of the pages make the following points:

1. chain link fences will no longer be allowed in Altadena;
2. fences will be required to be 42inches tall;
3. Hedges must be the same maximum height;

We have lived in our home in Altadena for over 40 years and when we began to remodel our house we were permitted to keep the fence at the existing height as it has once been permitted to be that height. It was "grandfathered."

Our property is .8 of an acre and three sides of the property do not face the street. All the fencing is 6' chain link. I believe that if we were allowed to keep te=the fencing as it exists now due to grandfathering, that we will be exempt from the new requirements,

Please respond to my questions.,

Thank you,

Mary Elgabalawi

Richard Marshalian

From: Richard Marshalian
Sent: Monday, August 29, 2016 7:00 PM
To: 'GrechRealtors@aol.com'
Cc: edgmeyers@hotmail.com; cara@summerkids.net; cowboyjoe@summerkids.net; zorthian@att.net; mg03@mac.com; 'Joseph DiMassa'; Susan Tae; David McDonald
Subject: RE: John Grech's Letter of August 18

Categories: Public Comment, Altadena CSD Update

Good evening John,

I apologize for the delay, some of your questions are of a nature that require other divisions or departments such as Public Works to answer, and consulting with other departments has delayed the timeliness of our responses. Due to your time constraints, I have the answers related to your questions on the Altadena CSD listed below. For your previous questions that are specific to your property or are not directly related to the CSD, I would ask that you direct your question to the Land Development Coordinating Center or Public Works, which would be referenced in the responses below.

I am also copying a number of your neighbors that had similar concerns in the hopes of answering everyone's questions at once and making sure the same information is disseminated.

Regards,
Richard

From: GrechRealtors@aol.com [mailto:GrechRealtors@aol.com]
Sent: Friday, August 26, 2016 3:06 PM
To: mg03@mac.com
Cc: edgmeyers@hotmail.com; Richard Marshalian <RMarshalian@planning.lacounty.gov>; cara@summerkids.net; cowboyjoe@summerkids.net; zorthian@att.net
Subject: Re: John Grech's Letter of August 18

Hello Mark:

Thank you for taking the time to review my August 18 letter to Richard Marshalian. I appreciate all of your lengthy efforts with the CSD matter along with the efforts of the others who have been involved with this. Unfortunately, for whatever reason, the CSD update process only came to my attention and to the attention of Mr. Zorthian and the DiMassa Family several months ago at which time we immediately dove into reviewing the matter. Along the way we have provided comments about various concerns and posed a number of questions in a cooperative effort to address some issues that we feel may require some further consideration.

8 days have elapsed since my August 18 email to Mr. Marshalian and I received a response from him 2 or 3 days ago stating that he and County Staff are reviewing the matter and that he would report back to me following that. I responded to him that time is running out and that I really need a response ASAP. I believe the issues I have raised are fairly straight forward and although I know that County Staff is probably quite busy, I do not understand why it is taking so long for them to provide a DETAILED response. I say DETAILED response because it does no good to get partial or incomplete responses. That only exacerbates the issue and we wind up going around and around unnecessarily. SO MY HOPE IS THAT MR. MARSHALIAN WILL BE ABLE TO PROVIDE A DETAILED, **WRITTEN** RESPONSE BY NO LATER THAN MONDAY SINCE I AM TOLD THAT THEY NEED TO PREPARE AND FORWARD A FINAL REPORT TO THE PLANNING COMMISSION BY OR AROUND SEPTEMBER 1 AND WE ARE RUNNING OUT OF TIME.

I did have a phone conversation with Mr. Marshalian on August 17 at which time he attempted to provide answers to issues that I raised with him in an email of August 10. He was able to respond verbally to a number of issues contained in my August 10 email, but he said that he was unable at that time to respond to some of the issues that I raised until further

review was completed. My August 18 email was my attempt to "recap" the situation as an updated summary with the thought that this might summarize our concerns in a manner that would make it easier for the County to respond.

Based on my August 17 phone discussion with Mr. Marshalian and on my further review of the draft CSD Ordinance that is posted at the link he provided, I have inserted further comments into my August 18 email below in blue text. We are running out of time and I am concerned that the remaining issues will not be sorted out properly prior to the scheduled Sept. 14 Planning Commission hearing. WE REALLY NEED TIME TO GET THIS ALL SORTED OUT WITH THE DRP BEFOREHAND RATHER THAN TRYING TO SORT IT OUT WITH THE PLANNING COMMISSION AT A PUBLIC HEARING.

Please see my further comments in blue below. Thank you!!!

John G. Grech
JOHN E. GRECH & ASSOCIATES
1708 E. Walnut Street
Pasadena, CA 91106
Cell: 626-628-5027
Office: 626-449-1181
Fax: 626-449-1185
Email: grechrealtors@aol.com
BRE License No. 00460920

In a message dated 8/26/2016 10:29:05 A.M. Pacific Daylight Time, mg03@mac.com writes:

> John,
>
> I am forwarding this response to your letter of August 18th, sent the same day. I asked Ed Meyers, chairman of the CSD committee to forward this to you, but don't know if he did. If you have already received this, accept my apologies. As far as I know, only one comment was received regarding chain link fences; that is, that all fences in front setbacks would have to be clothed in vegetation according to the CSD committee's recommendation.
>
> I also caught another mistake regarding CL fences in hillside areas: in fact a portion of the Zorthian property fronts on upper Fair Oaks and would also be subject to the vegetation masking requirement. As none of this property is irrigated, and it is a largish parcel used for horses with only a barn on the property, requiring vegetation seems unfair and a waste of water.
>
> I want to thank you for your clear and concise letters regarding proposed CSD modifications.
>
> Mark Goldschmidt
>
> Begin forwarded message:
>
> **From:** Mark Goldschmidt <mg03@mac.com>
> **Subject:** **John Grech's Letter of August 18**
> **Date:** August 18, 2016 6:50:51 PM PDT
> **To:** Ed Meyers <edgmeyers@hotmail.com>
> **Cc:** Daniel Harlow <daniel@harlowtech.com>, Jim Osterling <jimosterling@sbcglobal.net>, Donald Kirkland <dsadi@sbcglobal.net>, George <gjkinggj@gmail.com>, Marge Nichols <marge@margenichols.com>
>
> Ed,
> Following is a copy of John Grech's letter to Richard Marshalian of 18 August with my markups and sand comments in red. I welcome comments and corrections from others on the committee.

I wrote this in response to Mr Grech's queries, as best I could, so Ed, you should certainly share this with him once everyone has had an opportunity to comment. He has brought some important points to our attention.
末 Mark

Hello Mr. Marshalian,

Thank you for your time on the phone yesterday and for taking the time to go over some of the issues discussed in my email of August 10 below.

FIRST OF ALL, I AM TRYING TO FIND THE MOST CURRENT DRAFT OF THE ALTADENA CSD REGULATIONS. I WENT TOplanning.lacounty.gov/altadena AND I CLICKED ON THE LINK FOR THE DRAFT CSD DOCUMENT. WHEN WE SPOKE YESTERDAY YOU TOLD ME THAT THE CSD MODIFICATION LANGUAGE STARTED ON PAGE 32 OF THE MOST CURRENT DRAFT. BUT THIS LANGUAGE DOES NOT START UNTIL SEVERAL PAGES AFTER THAT ON THE DRAFT POSTED ON YOUR WEB SITE. I NEED TO GET A COMPLETE DRAFT OF THE CURRENTLY PROPOSED REGULATIONS ASAP. I WOULD APPRECIATE IT IF YOU WOULD EITHER EMAIL THAT TO ME OR PROVIDE ME WITH A LINK RIGHT AWAY PLEASE.

Yes, is there a more up to date draft than that posted on the website? This is incomplete I forwarded an email from Mr. Marshalian to Mark and Ed today which email contains a link to what is purported to be the most current draft of the CSD Ordinance.

I have already sent this document to Mr. Grech, but as a note, the website contains the most up to date released draft of the CSD. Of course, however, as the document is still in the process of being updated there will be changes that are not reflected in the current draft. A final RPC draft will be posted on the updated website by Thursday evening.

Secondly, I wish to confirm our discussion yesterday about the following items (in chronological order based on my email below):

1. The right to process a CSD Modification application for development standards in the CSD. In reading the draft CSD document currently posted on your web site, **which may not be the most current draft**, it appears that the County has deleted all references to objection letters so that an applicant can proceed with a CSD Modification application which will be considered on its merits regardless of how many people may oppose it. Is this correct? Please confirm this or let me know if I have misinterpreted this.

Yes, what happened to the references to objection letters? They seem to have been omitted in the draft now up on the website. I remember that in our discussions with DRP we had upped the number of objection letters to 3 or 4, but I don't know if we ever decided on a number. Now there is no mention under 22.56.085 (page 71 I believe) about objection letters, nor can I find any reference to notification procedures for neighbors. There are a lot of lacunae here, including, on page 72: "A. A application for a Minor Conditional Use Permit may be filed for the following uses:". No uses are listed. This draft is obviously in flux at the moment. I have had numerous discussions with the

County regarding the issue of "objection letters". They tell me this provision has been removed as my neighbors and I and many others requested and with good reason. A property owner needs to have the right to apply for a Modification Application (or a CUP, etc.) regardless if several nearby property owners write objection letters. The property owner has a right to his or her "day in court" and the matter deserves to be heard and decided on its merits. I believe there are appropriate notification procedures that are required with the right for the public to comment at any such hearings. But it is ludicrous to just outright deny any such application if several neighbors object and not even allow the applicant the right to a fair hearing. The County apparently strongly agrees with this and therefore removed the "objection letter" language.

Yes, all applications for a CSD Modification will be provided a streamlined hearing, regardless of the number of objection letters received. There is no automatic trigger for acceptance or rejection of an application based on opposition letters. The hearing officer will make a determination on the merit of the application. Opposition letters can still be submitted on a project, and they will also be reviewed by the hearing officer in making a determination.

2. The right to process CSD Modification application includes the right to ask for modifications to GSA, Lot Coverage, fence heights and virtually ALL other development regulations, correct? As far as I can ascertain, we don't know. However, I suspect all of above will require a full CUP. I believe if you review the draft found at the link Mr. Marshalian provided in his email that development regulations such as the ones mentioned above ARE subject to modifications via a CSD Modification application. As they should be as I have tried to articulate in previous emails. Sometimes special or unique circumstances occur (especially on very large properties) and there needs to be a reasonable opportunity to obtain relief when conditions so warrant.
I just want to make sure that all of the development standards are subject to modification provided that the applicant can demonstrate the required findings and that the hearing officer and any appellate body agrees with those findings. Our primary concern here is the right to ask for modifications for GSA, lot coverage, maybe some other regulations that may merit modifications when dealing with unusually large properties. So I would just like you to confirm that a CSD Modification application is permitted to be submitted for ANY of the CSD development regulations.
I don't know, and can't figure out what will require a CUP, a Minor CUP, or a CSD Modification. Please see my comments in the preceding paragraph.

Development standards for residential areas that can be modified with a CSD Modification are listed in the ordinance and reproduced below.

> a. **Applicability**. The development standards set forth as listed below, may be modified through a Community Standards District Modification, subject to the provisions herein:

i. Yard Requirements (subsection G.1.a);
ii. Height Limits (subsections G.1.b, G.2.a, and G.3.a);
iii. Fences and Walls (subsection G.1.c);
iv. Gross Structural Area and Lot Coverage (subsection G.1.d);
v. Front Yard Landscaping (subsection G.2.b);
vi. Building Design (subsections G.2.c and G.3.d);
vii. Interior Side Yards (subsection G.3.b);
viii. Rear Yards (subsection G.3.c); and
ix. Structure Height and Setback (subsection G.3.e).

Modification standards for commercial areas are currently under review but can also be found in the text of the ordinance.

3. You and I discussed the issue of a 9,000 sq. ft. "cap" for GSA and lot coverage. You explained that the County feels a need to require a "discretionary approval procedure" (i.e. a CSD Modification) whenever this limit is proposed to be exceeded. The rational is that even on a large lot, the County feels that any development exceeding 9,000 sq. ft. should be reviewed regardless of the lot size because such a development could potentially have an adverse impact on neighbors. I personally understand this concern and I am OK with requiring a CSD Modification application should this threshold be proposed to be exceeded, PROVIDED THAT AN APPLICATANT HAS A REASONABLE RIGHT TO APPLY FOR A CSD MODIFICATION which you clearly indicated is allowed. I still feel, however, that the County should consider removing the language from this section that says "in no event" shall the GSA or Lot Coverage exceed 9,000 sq. ft.
The CSD was originally designed as an "anti-mansionizaion"ordinance above all. I believe the 9,000 SF limit was to prevent very large mansions. As all the large hillside parcels are zoned R-1 (except DiMassa which is zoned Agricultural), I don't see how the County would allow a larger structure without a CUP. As stated above, it is my understanding that the 9,000 sq. ft. cap is subject to modification via a CSD Modification application. As we all know, a CUP is very expensive and time consuming. The Modification Application provides for adequate notice and a public hearing. The decision, I believe, can also be appealed. All things considered, the Modification Application is the way to go in this instance. I understand and support the intent to prevent "mansionization". However, I believe the 25% of lot area plus 1,000 sq. ft. limit for structures adequately addresses that concern, particularly when combined with the other restrictions concerning heights and setbacks, etc. But when someone has a property that is several acres or more in area and needs to have storage buildings, maybe a horse barn or other accessory structures, there needs to be a reasonable opportunity to apply for permits to exceed that limit. Again, proper noticing and a public hearing will be required and the matter can be approved, denied or approved with conditions as is reasonably warranted. That is sufficient protection and provides a reasonable opportunity to apply for relief when warranted.

As discussed earlier, and referenced above, the GSA standards are able to be modified through a CSD Modification. Your recommendation to remove the "in no event" language as it is confusing is being reviewed. The current language does not prohibit modification of the standards, but only serves to describe the current cap on allowable square footage as a function of lot area.

4. With regard to requiring a CUP whenever grading exceeds 2,500 cubic yards, you were going to research whether this is a "cumulative" number or a "project by project" number. In other words, does this mean if we get a permit for a structure that requires 1,700 cubic yards of grading and later need a permit for another structure, such as a barn or road, etc. that requires 1,000 cubic yard of grading that the second permit would be subject to a CUP? I am concerned that when one is dealing with a very large property (4 to 50 acres in our cases) that requiring a CUP for such "cumulative" grading that exceeds 2,500 cubic yards could be onerous. So how is this proposed to be handled?

Mr Grech brings up some very relevant points. The limit of 2500 yards of cumulative cut and fill is very small considering the steep terrain and the need for driveways, parking pads, etc., especially for a parcel of 20 acres or more. Rationale for this restrictive provision is the Hillside committee was deeply concerned with scarring of the hillsides with roads and cuts, and sought to reduce the amount of cut and fill allowed without a CUP, because a CUP was the only mechanism that would provide oversight of a project to prevent unsightly development and require mitigation for grading that would be might be visible all the way to Catalina. I remember that we searched hard for another, less restrictive mechanism, and at one time called for a Minor CUP, but were told at the tie that Minor CUPs were being fazed out by the DRP legal department. The County has indicated that they feel a public hearing is necessary whenever grading exceeds a certain threshold just to make sure that they can review and properly respond to the matter. I have suggested a "sliding scale" threshold. In other words, requiring a CUP (or Minor CUP?) whenever grading exceeds 2,500 cubic yards on, say, a lot of 20,000 sq. ft.or less, maybe 4,500 cubic yards on a lot of 20,000 to 40,000 sq. ft., maybe 7,500 cubic yards on a lot of 40,000 to 80,000 sq. ft., etc. I would still like the County to consider this. I would also like to explore whether any thresholds need to be "cumulative". If one does several small grading jobs and later wants to do another, he may need a CUP because the prior grading puts him over the threshold if a cumulative approach is used. At some point this may become onerous. And I am confused about any threshold being based on cut AND fill. If one grades 1,251 cubic yards and deposits that dirt elsewhere on the site he would exceed the 2,500 cubic yard threshold and require a CUP. In other words, it seems like we are counting the dirt twice. So maybe the term "fill" should be removed and any thresholds be based on CUT ONLY?

1. I was able to get confirmation from our front counter that the grading would be cumulative for a lot.

2. As we previously discussed on the phone, the protections on hillside management areas exist regardless of the size of a lot that may is on the hillside. They are standards intended to preserve and enhance the physical integrity and scenic value of such Hillside Management Areas, defined as areas with 25% or greater natural slopes. Having standards for grading be determined by a function of the area of the lot, while grading is concentrated only on sites where a structure would be built, would result in greater and greater disruption to the hillside the larger a lot becomes. A CUP, with all its required design documents and submittals, would be the only way to ensure that out of scale development not affect the hillside that Altadena residents seem to care so much about. The Altadena CSD also refers most of its hillside regulations to the Countywide Hillside Management Area Ordinance, which is linked below.
a. Hillside Management Area Ordinance Project Site: http://planning.lacounty.gov/hma

b. Adopted HMA Ordinance: http://planning.lacounty.gov/assets/upl/project/hma_adopted-ordinance.pdf

Furthermore, is there any way of requiring a Minor CUP for grading which would be cheaper and less time consuming to process versus a CUP? Is this something the County may consider?

This should be considered. It would be less expensive, but any moderate-to-large scale grading would affect all of Altadena because of possible visual blight. Would a Minor CUP provide a forum for all stakeholders to weigh in without a public hearing? I don't think the notification procedures are wide enough in scope, but I'm not sure since I can't find those requirements in the current Draft. I really would like to explore a Minor CUP versus a full blown CUP for grading. I do believe the noticing scope should be adequate for a minor CUP and the cost is much less. My understanding is that one of the goals of revising the CSD was to make it more "user friendly" and a full blown CUP is expensive and time consuming.

Please see #2 above.

5. You indicated that you would further research and respond to my "Item D" question regarding how the height of a structure is measured on a lot that has been graded. You indicated that it was something along the lines of measuring the structure height from the "mid way point" (I guess half way down and half way up to the "middle" of the graded area). But you said you would research that further and then explain it to me so I would appreciate you doing that.
I'm sorry, this is beyond me, I have no idea. Can anyone else comment on this?

"Average Grade", "Natural Grade", and "Finished Grade" are terms utilized by Public Works engineers, the Department of Regional Planning uses the terms in the same manner. If you have questions about how these terms are measured, please refer to our Land Development Coordinating Center at (213) 974-6411, Email: zoningldcc@planning.lacounty.gov, or contact the Department of Public Works.

The LDCC also provides helpful diagrams to interpret commonly asked questions.
http://planning.lacounty.gov/assets/upl/apps/site-plan-review-application.pdf (page 11 of 12)

6. I asked some specific questions regarding Second Units. I understand that the County is conducting a countywide review of these regulations. You indicated that the current CSD recommendations do not propose to alter the current countywide standards in ANY respect. Is this a correct understanding?
County DRP shut us down on this one, saying that this is "under fast-track review County-wide". We insisted that they include our recommendations before the Planning Commission anyway because we felt strongly that the second unit allowance mandated by California state law since 2003, though widely opposed by many municipalities, is an important tool in preventing sprawl and allowing infill in Altadena (which is happening in any case illegally). We wanted to go on record, because experience has shown that Planning can be quite obstructionist in regard to requests for second units in R-1 areas, so we requested our recommendation be included whether DRP liked it or not just to be on record. We specifically objected to height limitations, as well as septic limitations, which have nothing to do with planning and are the purview of the Health Dept. We

made no recommendations regarding SEAs. The CSD Committee's 3-17-15 published recommendations state that a Director's Review should be required for second units in an SEA and a High Fire Severity Zone. Mr. Marshalian indicated to me on the phone that the DRP does not want to make any recommendations on changes to the Second Unit Ordinance as part of the CSD update if I understood him correctly. But that is why I have asked for RESPONSES IN WRITING. My understanding is that another division of DRP is reviewing this ordinance and they want to wait and see what results from that. So I guess we should all be asked to be kept in the loop on this effort and participate in discussing it.

I would also appreciate you answering my question about whether second units are or are not currently allowed in SEAs, Hillside Management Areas and High Fire Severity Areas. I would like to know if they are or are not allowed in EACH of these areas and, if so, which, if any require a CUP.
There was no mention of any differentiation for Hillside Management Areas or High Fire Severity Areas. Second units in SEAs are currently allowed with a CUP. I have asked Mr. Marshalian to clarify if second units are allowed in the above areas and, if so, if any of these areas require a CUP. I just want to know what the current regulations are.

Yes, we are deferring to the Countywide effort to update the Second Unit Ordinance and will not be modifying the standards to such areas in the Altadena CSD at this time, as housing is a Countywide priority. I would refer you to our current Second Unit Ordinance Handout http://planning.lacounty.gov/assets/upl/apps/second-unit-ordinance_checklist.pdf for information on Second Units, including where they are prohibited. If you have any further questions on this item, please contact our LDCC.

7. You also told me yesterday that the current draft CSD does not allow for any classes in residential zones. Please tell me if this is not correct. For the reasons I have already articulated, I agree with the County that classes in a residential zone could be very problematical and should therefore be prohibited.
Classes can be held in residential zones only with a CUP.

Classes are not currently permitted in a residential zone. The item was not recommended, and is currently an additional recommendation proposed by the CSD committee. This item is also under review. The project website will be updated with the most up to date information on Thursday.

8. With regard to fences, you told me that both the current county code (I guess Title 22) and the currently proposed CSD regulations ALLOW FOR "BARE" 6 FOOT HIGH CHAIN LINK FENCES THAT ARE NOT COVERED WITH PLANT MATERIALS SO LONG AS THEY ARE NOT LOCATED WITHIN A "FRONT YARD" AREA. I support the right for such fences but please inform me if what I have stated is not the case.
No. Chain link fences taller than 42" must be covered with plant material if in the front yard. That includes side yard fences.
This makes sense for the standard plotted lot on the flats, but it is a bit weird for a hillside ranch. I don't know how this would apply to hillside dwellers like Mr Grech or Zorthian, who live on large parcels. It seems that the front setback

requirement would not apply to them, though I think it will apply to Nuccio's Nursery which is enclosed by a 6' CL fence along Chaney Trail.
I recommend we exclude hillside areas from this provision. Mr. Marshalian told me on the phone, unequivocally, that chain link fences located past the front yard setback (side yard fences beyond the setback and rear fences, in other words, all chain link fences not in the front yard), do not need to be screened with landscaping. They can be bare chain link fences. AS I HAVE REQUESTED BELOW, IT WOULD BE MOST HELPFUL TO EVERYONE IF THE COUNTY COULD RESPOND TO THIS EMAIL IN A SIMILAR FASHION THAT MARK GOLDBERG AND I HAVE. THAT WAY WE CAN GET SOME DEFINITIVE ANSWERS AND ALL KNOW WHERE WE STAND ON THESE ISSUES.

The materials requirement applies only within required yards.

Below is the current draft of the Materials portion of the fences and hedges section. The standards only apply to the required yard areas. **HOWEVER.** *This section, and the fences and hedges section is currently under review and revision.* The most recent draft of the ordinance will be posted on Thursday. The text of the most recent released version (which is the same as what is currently on our website) is provided for your reference below. Please check our website for the most up to date version on Thursday.

"vi. Materials. All portions of new or replacement fences and walls **in required yards** shall be constructed of stone, brick, rock, block, concrete, wood, stucco, tubular steel, wrought iron, vinyl or a combination thereof. Chain link fencing may only be used where covered and visually obscured with plant material."

Richard, rather than try to go over any of the above on the phone, I think it would be much more efficient for you to respond to me via an email. Hopefully you can type in responses in red or blue on this email and I would appreciate it if you would respond in that matter AT YOUR EARLIEST CONVENIENCE. I am sending a copy of this email to Mr. Ed Meyers so that he can distribute a copy to the Altadena CSD Committee for their review and consideration as part of their effort to draft a "final recommendations" document for the County's review.

Thank you again. I look forward to your response.

John G. Grech
JOHN E. GRECH & ASSOCIATES

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1735 New York Drive
Altadena, California 91001

September 13, 2016

Michael D. Antonovich,
Los Angeles County Supervisor, 5th District
500 West Temple Street, Room 869
Los Angeles, California 90012

Re: Community Standards District – Altadena

Dear Supervisor Antonovich,

I am writing to request that the Department of Regional Planning meeting of October 26, 2016 be held in Altadena, California as it concerns residents of Altadena.

My concerns pertain to existing fences and hedges, farther setbacks off the street and terracing for development on Lake Avenue. Existing fences and hedges should be grandfathered in to the CSD.

In addition, all Air B&B uses should be required to obtain a Conditional Use Permit.

Sincerely,

Sean C. Harkess

cc: Richard Bruckner, Director of Planning, Los Angeles County
Altadena Town Council

Richard Marshalian

From: Susan Tae
Sent: Tuesday, August 23, 2016 4:58 PM
To: David McDonald; Richard Marshalian
Cc: Mark Child
Subject: FW: Advancing Altadena CSD Regulations

Categories: Public Comment, Altadena CSD Update

Additional correspondence

Thanks!
Susie

SUSAN TAE, AICP | Supervising Regional Planner
Community Studies North Section
Los Angeles County Department of Regional Planning
Phone 213.974.6476

From: HAROLD J BISSNER III [mailto:lukedog2@sbcglobal.net]
Sent: Thursday, August 18, 2016 11:12 AM
To: Sussy Nemer <snemer@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Susan Tae <stae@planning.lacounty.gov>
Subject: Advancing Altadena CSD Regulations

All,

I, and my wife Colleen, are writing to express our full support for acceptance of the CSD documents as currently written inclusive of those amendments discussed at the RPC hearing at Eliot Junior High School recently.

My involvement on Altadena Town Council and Land Use spanning 19 years and my currently

chairing the Board of the San Gabriel Valley Mosquito and Vector Control District, among other involvements, should serve to illustrate my continued sincere concerns for my community.

As a lifelong third generation Altadena resident dating to my grandfathers moving here in 1922, and as a third generation builder for 34 years and forensic expert in construction issues for 20 years, I believe I have much credibility in advancing my opinion and support for the aforementioned. My father and grandfather were both Architects here in this town with their designs reflecting many unique styles over the 70 plus years they lived and worked here.

Thank you sincerely for your consideration,

Harold J Bissner III
Colleen M Bissner

2271 Maiden Lane
Altadena, CA 91001
626 298 2488

SystemsBuildingIncorporated
Harold James Bissner III
Fine Builders and Forensic Experts
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https://secure-web.cisco.com/1LvoDwBuvb3ldYWmlQNKBctrtHhCDtyL1aMnAAmN5pED9GOhz-NaFj8QWH4tEvdy9sEmk_qGuJ3ZQ1ZWoNbz7GL7m5Gc3kVTkmI38_Z26SWguvZxnCJxRiJcBfVjBN3URRRiqyLB3zO-cJI7-uMQTIzaIhbvR7c6DyjNZ5cimJLnov4TyqwAR3FKj_PEgcCuubZhiRAhg2JYYUu8GxGo8D2nRVQt86BhcjbuvDAz_X8U8lhSWmiE6GrPKmy8P0kGibrfidRGRKDYBB6DU_aw2nA/https%3A%2F%2Fsites.google.com%2Fsite%2Fbissnerconstructionforensics%2F

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Half the harm that is done in this world is due to people who want to feel important. They don't mean to do harm-- but the harm does not interest them. Or they do not see it, or they justify it because they are absorbed in the endless struggle to think well of themselves.

-- T. S. Eliot

David McDonald

From: frances ciulla <fciulla@sbcglobal.net>
Sent: Wednesday, October 05, 2016 5:25 PM
To: DRP Altadena CSD
Subject: Altadena Hedges and Fences Comments
Attachments: Traffic collage.docx

Response to the Altadena Hedges and Fence measure currently being reviewed:

As a 30-year resident of Altadena on East Altadena Drive, I am writing to you regarding the 100-year(almost) ordinance mandating hedge and fence height. As pictures are worth a thousand words, attached is a collage of daily life on East Altadena Drive. I urge you to look at these pictures and very carefully consider preserving existing hedges and fences. As a run through my neighborhood, I have found the hedges to be very drought tolerant while the grass is perishing. On my busy street, hedges provide a significant shield, as well as privacy, from the traffic and noise. In addition, the lush and green hedges are a welcome sight in the face of this devastating drought. The removal or chopping down of these hedges would certainly cause a blight, as well as being environmentally unfriendly. Please open the attachment and review the picture collage as seen from my vantage point. Wouldn't you want to be shielded from this traffic nightmare at your home? Seems the traffic needs mitigating, not the hedges!

Respectfully,

Frances Ciulla
1889 East Altadena Drive
Altadena, CA 91001



Daily life on East Altadena Drive. Our hedges provide sanity, privacy and lush greenery. Especially during this drought, water- wise hedges have flourished and provided lush greenery, even with the lawns perishing.

I am sure the original 1920's hedge mandate did not count on this traffic on Altadena Drive almost 100 years later. My hedge helps mitigate the noise, the music blaring, the honking horns, the conversations, the screeching of breaks and brings me a sense of a little privacy and serenity in and outside of my beautiful home. Try gardening in the front of your home with hundreds of faces constantly staring at you. I am thankful for my hedges.

It seems it is the traffic that needs to be mitigated, NOT the protective hedges.

There are continuous rumbling trucks and downshifting at the stop sign. My hedges help to shield those trucks and their noise.





Cars even pass on the right if they are jammed in the lineup.





Here's another one who just had to pass on the right. Altadena Drive certainly wasn't designed as a 3- lane street.

When they pass on the right, they are so close to my property. It's ridiculous.

David McDonald

From: Deborah Vane <deborahvane85@gmail.com>
Sent: Friday, October 07, 2016 5:16 PM
To: DRP Altadena CSD
Subject: PROPOSED ALTADENA ORDINANCE CODE CHANGES

THE PREVIOUS VERSION OF THIS LETTER WAS ACCIDENTALLY AND INAPPROPRIATELY SENT FROM MY BUSINESS EMAIL. NO INSTITUTIONAL SUPPORT OF MY PERSONAL OPINIONS ON THIS SUBJECT WAS IMPLIED OR EXISTS.

To Whom It May Concern:

We are writing to voice our concerns about the proposed Ordinance changes on hedges and garden walls in Altadena.

Foremost, we wonder what, exactly, is the problem that needs to be fixed? We have never heard a single one of our neighbors voice displeasure about walls or hedges in Altadena. Having lived in Altadena for 38 years, we love Altadena the way it is and so do our neighbors! We find it interesting that we, collectively, have many complaints about trash and parking near the canyon entrance, and we would greatly appreciate a solution to the lack of sewer service, and yet we see no action on these REAL problems.

There must be a motive behind this attempt to infringe on homeowners' rights, but all we have heard so far is that someone is worried about Altadena becoming a 'walled-off' enclave. We hardly think this is possible, exactly because Altadena is the eclectic community that it is. We suspect that the movement behind the Ordinance is based on the vision of a few being imposed on the many. Our response is: "if it ain't broke, don't fix it!"

If someone thinks it IS broken, then describe exactly the problem and hold a community vote. Let Altadenans decide what is best for Altadena. Holding a meeting at 9am on a workday (26 Oct) is a message to this community that you DON'T want our opinions, since many people cannot leave their jobs in order to attend.

These Ordinance changes are, apparently, based on regulations that were in place 30 or more years ago, possibly back to a 1926 Plan. Much has changed since that time; obviously there is a great increase in street traffic and in the amount of noise, particularly on streets such as Altadena Drive and Mendocino. While driving along Altadena Drive, we notice hedges and walls that are strategically placed to shield windows from headlights. In the neighborhood around the entrance to the Mt. Wilson toll road, the large number of cars and hikers/runners/bikers means that the homes in this area use hedges and walls to preserve privacy and increase security. If hedges on a property line between neighbors are mutually desirable and agreed to, then who is to interfere?

What is the county definition of a hedge? Websters says it's arow of bushes or smalltrees plantedclose together,especially whenforming a fence or boundary. How long a row? What about not-small trees planted close together? Are these a hedge or a forest? Will you require the removal or shearing down of the beautiful old-growth trees and shrubs that enrich our environment and are homes for much of the wildlife that we Altadenans so enjoy?

The removal of significant amounts of the greenness in our neighborhoods will contribute to increased CO2 in the atmosphere, both by the disposal of the vegetation as well as by the reduced uptake of CO2 by photosynthesis. Concrete dust released by demolition can be a major source of air pollution. Have these

impacts been quantitatively studied and reported per the requirements of the California Environmental Quality Act (CEQA)?

Think carefully about the unintended consequences of the proposed changes. For many low-income Altadena residents, compliance will be a financial hardship. Compliance will be achieved by demolition without rebuilding and by buzz-cutting without replanting. The result is likely to be unsightly, at the least. And these low-income residents are unlikely to be able to attend your 9am, 26 Oct, workday meeting, since they would probably have difficulty taking time away from work.

At a minimum, existing walls and hedges must be preserved and grandfathered.

Respectfully,
Gregg and Deborah Vane
2184 Crescent Drive
Altadena (since 1978)

David McDonald

From: David McDonald
Sent: Monday, October 03, 2016 5:48 PM
To: DRP Altadena CSD
Subject: RE: Altadena Community Standards District Update

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Landry,
Thank you for your thoughtful email.
The Historic Preservation section of the Altadena CSD dates from the original 1998 version and was not changed except for the addition of Section 4.c. which references the countywide Historic Preservation Ordinance and is applicable in Altadena and all unincorporated Los Angeles County communities. Here is a link to the ordinance: https://www.municode.com/library/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO_DIV1PLZO_CH22.52GERE_PT28HIPROR

The CSD Committee wished to have the 1998 language retained, even though it has been made unnecessary by the adoption of the Historic Preservation Ordinance.

Thank you again.

From: DRP Altadena CSD
Sent: Monday, October 03, 2016 5:31 PM
To: David McDonald <dmcdonald@planning.lacounty.gov>
Subject: FW: Altadena Community Standards District Update

FYI

From: Amanda Klotzsche Landry [mailto:ajklandry@gmail.com]
Sent: Monday, October 03, 2016 3:43 PM
To: DRP Altadena CSD <altadenacsd@planning.lacounty.gov>
Subject: Altadena Community Standards District Update

To Whom it May Concern,

I am writing to support, in general, the proposed updates to the Altadena Community Standards District (ACSD). I believe it is the product of an appropriate community outreach effort. I appreciate the efforts of staff to help the community understand the proposed regulations. Many in the community have been vocal about the fence regulations in particular, but I believe they are appropriate and fair.

However, I have concerns the Historic Preservation section, as I believe it is too vague and essentially toothless. I also feel it fails to capture the full extent of historic resources in the community, as it only lists a total of five historic or potentially historic resources. Section 4.a. lists five properties. There are many more known historic resources in Altadena, ranging from single family homes to commercial structures. For example, there is an entire street of Mid-Century Modern homes built by Gregory Ain on Highview Avenue that is eligible for listing in the National Register of Historic Places.

Please consider adding a section "vi" that states something to the effect: and any other properties that have been determined to be eligible for listing as a landmark via an area wide property survey or individual historic resource evaluation. This list of properties shall be made available through the DRP's website for Altadena or through GIS.

Section 4.b is problematic because it doesn't say what the purpose of this notification is. Is it just an FYI? Does the Historical Society have any authority over the permit issuance? Are they advisory to a Certificate of Appropriateness? This section should be revised to clarify what the purpose of the notification is and to also include notification to the ATC advisory body, not just a private non-regulatory non-profit.

Thank you again for all of your hard work.

Amanda Landry, AICP

David McDonald

From: jere1911@aol.com
Sent: Sunday, October 02, 2016 8:02 AM
To: DRP Altadena CSD
Cc: designksk@gmail.com
Subject: Altadena ordinance re walls and hedges

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Officials of the Altadena CSD:

We live at 2073 Crescent Drive in Altadena. We wish to register our strong opposition to the proposed "new" regulation requiring walls and hedges in Altadena to be no higher than 42 inches.

As we understand it, the "new" regulation was actually created in 1927 and has effectively been dormant, literally for decades. This ancient regulation serves no valid purpose in current day Altadena. There is no actual problem to which it is a solution. It is a recipe for unhappiness, and ultimately for legal and political controversy.

The stated goal of the Altadena CSD is to "maintain the diverse, eclectic, unique character of Altadena." When it comes to walls, hedges, landscaping and residential architecture, Altadena is already remarkably diverse and eclectic--hardly the "walled off" community that proponents of the regulation apparently fear. A walk around any neighborhood in the community makes that abundantly clear.

Finally, if this anachronistic regulation must be re-instituted, all present walls and hedges should be grandfathered. Grandfathering serves basic fairness to people who have relied on decades of non-enforcement. And it ensures that the diversity already achieved by homeowners will not be destroyed.

In simple terms, you don't achieve diversity by requiring uniformity! If anything, the 1927 requirements should be repealed.

Sincerely,

Jeremy Williams and Karen Saeki

1735 New York Drive
Altadena, California 91001

September 13, 2016

Michael D. Antonovich,
Los Angeles County Supervisor, 5th District
500 West Temple Street, Room 869
Los Angeles, California 90012

Re: Community Standards District – Altadena

Dear Supervisor Antonovich,

I am writing to request that the Department of Regional Planning meeting of October 26, 2016 be held in Altadena, California as it concerns residents of Altadena.

My concerns pertain to existing fences and hedges, farther setbacks off the street and terracing for development on Lake Avenue. Existing fences and hedges should be grandfathered in to the CSD.

In addition, all Air B&B uses should be required to obtain a Conditional Use Permit.

Sincerely,

Sean C. Harkess

cc: Richard Bruckner, Director of Planning, Los Angeles County
Altadena Town Council

RECEIVED
2016 SEP 19 PM 5:40
DEPT OF REGIONAL PLANNING

David McDonald

From: DRP Altadena CSD
Sent: Sunday, August 28, 2016 10:17 PM
To: Elmo Valino
Cc: DRP Altadena CSD
Subject: RE: Public Hearing-July 28, 2016 - Propose Fence requirement

Thank you Mr. and Mrs. Valino,

Thank you for your email and your comments during the 7/28 hearing. Your email comments have been received, transmitted to the planners working on the project, and added to the public record.

Sincerely,
Richard

Richard Marshalian | Regional Planning Assistant II
Department of Regional Planning | Advance Planning
Phone: 213.974.6476

From: Elmo Valino [mailto:kvalino2005@sbcglobal.net]
Sent: Thursday, July 28, 2016 2:17 AM
To: DRP Altadena CSD <altadenacsd@planning.lacounty.gov>
Subject: Public Hearing-July 28, 2016 - Propose Fence requirement

To Los Angeles County Department of Regional Planning:

We are writing to express our thoughts and objection to the Proposed fence height at the front yard.

Our understanding is that the current fence height requirement is 3'- 6"high within the 20 ft. front yard and 6'-0" high thereafter.

The proposed fence height requirement reduces the 3'-6" height from 20'-0 to 10'-0" distance from the front property line and 6'-0" high thereafter.

Based on the brief project description of this public hearing, one of the purpose of the Amendment to the Altadena Community Standard District is to enhance the aesthetics of the community. We think that having a 6'-0" high fence that is 10'-0" away from the front property line does not enhance the aesthetic of the front yard for the following reasons:

1. The 6'-0" high fence creates a tall barrier too close to the front yard.

2. It is not friendly and inviting.

3. The feeling of once having an open - airy green front yard will be lost. Instead it creates a "prison-like" feeling and too enclosed at the front yard.

4. It blocks the line of sight; an obstruction to the view and becomes a hazard to people walking on the sidewalk who would not immediately see a car coming out of the driveway.

We live in the area where we enjoy the open-airy front yard and have the visibility of the neighborhood since majority have a 3'-6" or lower front yard side fence. However, recently our immediate neighbor decided to build a wooded fence that is 5'-0" high across the front yard with no regard to the current fence height requirement. The fence is an eyesore and has immediately and clearly affected the visual and aesthetic look of our neighborhood. Implementing the proposed fence change will be a disaster.

We also feel that the current fence height requirement of 6'-0" after 20'-0" front yard is still too high. Most of the front setback of the houses are further than 20'-0". We propose that the 6'-0" high fence starts or aligns with the house setback and that the fence between the 20'-0" front yard and the house setback can either be 3'-6" or 5'-0".

Please consider the reasons we stated and request that the PROPOSED Fence requirement NOT be implemented.

Respectfully,

Mr. and Mrs. Valino

David McDonald

From: DRP Altadena CSD
Sent: Sunday, August 28, 2016 10:34 PM
To: Keith Parry
Cc: DRP Altadena CSD
Subject: RE: Altadena Community Standards District

Thank you Keith and Wendy,

Your comments have been received, transmitted to the planners working on the project, and added to the public record.

To clarify, none of the changes being proposed would affect existing residential structures that are currently in compliance with the zoning code. The current standards for fences and hedges in Altadena have been in place for almost 90 years. In 1927, the countywide zoning code set the standards for fences and hedges in required front yards, including the maximum height of 42". The CSD is proposing to loosen standards on fences and hedges by finding a compromise between the desire for residents to have fences or hedges in the manner of their choosing, and the need to protect the safety and wellbeing of drivers and pedestrians that are directly impacted by traffic and visibility issues that stem from fences and hedges that block vehicular views.

As always, please check our website: planning.lacounty.gov/Altadena for the latest draft of the CSD when it is released. If you have any questions or comments, please email or give us a call.

Sincerely,
Rich

Richard Marshalian | Regional Planning Assistant II
Department of Regional Planning | Advance Planning
Phone: 213.974.6476

From: Keith Parry [mailto:keith@efraim.biz]
Sent: Thursday, July 28, 2016 3:14 PM
To: DRP Altadena CSD <altadenacsd@planning.lacounty.gov>
Cc: Keith Parry <keith@efraim.biz>
Subject: Altadena Community Standards District

Keith and Wendy Parry
2484 Boulder Road, Altadena, CA

Dear Planner,

We are both land owners and residents and reside at 2484 Boulder Road, Altadena, CA.

We are opposed to the adaptation of the community standards in their current format.

Altadena is a community comprised of primarily residents and families. The community of family and charm of the neighborhoods are the reasons that we reside in this community.

While we understand the need for progress and feel it is important to the future of Altadena we feel that more care could be crafted into the proposed standards that would benefit the families and needs of families in Altadena.

Many of the houses are older and have been here since the 20s, 30s, and 40s and were built on their properties back then. According to the proposed standard today they would have never been allowed to be built. If fact, entire neighborhoods would not have been allowed to be built. Without these original founding neighborhoods wouldn't most of the charm of Altadena be lost? We suggest you re-look at the following areas:

1) Front yard and side yard setbacks. This standard has worked and should not be altered from what it is today. This one attribute that has allowed the creation of fabulous neighborhoods with a charm that even Hollywood cannot reproduce as evidenced by the filming days and number of permits pulled for filming in Altadena. The current standard should not be deviated from.
2) FAR: Families are growing today, not so much in the number of children but by the number of people living in a dwelling (i.e. in laws, and extended family). The expense related to housing, especially in Los Angeles, is by far the most expensive it has ever been. Housing cost in Los Angeles county are families single highest budget item. One solution to this increasing expense is to allow in laws and extended family to live in the same dwelling. I think we all agree we do not want the Mc Mansion syndrome however the code should allow for reasonable expansion to accommodate the housing needs of our families and our extended families.
3) Front yard walls, fences, hedges: There are non-conforming conditions throughout the county and specifically Altadena. To create a code that would allow the government to issue an order to comply with a new code by removal of non-conforming hedges, walls, or fences is an over reaching of our government and an unacceptable planning practice by any standard. There are existing conditions and should be allowed to remain until the property has a significant redevelopment. The proposed code as written would financially burden some property owners and negatively create a enforcement nightmare for some individual owners and for the county as well.

Thank you for your time and please consider reworking portions of the this standard prior to acceptance.

Very truly yours,

Keith Parry and Wendy Parry

David McDonald

From: DRP Altadena CSD
Sent: Sunday, August 28, 2016 10:45 PM
To: Rachel Figura
Cc: DRP Altadena CSD
Subject: RE: Changes to the Altadena CSD

Good evening Rachel,

Thank you for your email. Your comments have been received, transmitted to the planners working on the project, and added to the public record.

We wanted to take a moment to try and clarify some issues with the CSD in case they were causing worries. Heights are not being increased in the Altadena CSD, the recommendation for increased height was withdrawn by the CSD Committee, and there is no portion of the CSD that is changing regulations on condos or other multi-family residential uses. Standards on fences and hedges are being loosened so that people can keep their taller fences or hedges closer to the property line, except when safety and visibility of pedestrians is paramount.

I hope this eases some of your concerns. As always, the latest draft of the Altadena CSD will be on our website: planning.lacounty.gov/altadena

Sincerely,

Richard Marshalian | Regional Planning Assistant II Department of Regional Planning | Advance Planning
Phone: 213.974.6476

-----Original Message-----
From: Rachel Figura [mailto:figuras101@gmail.com]
Sent: Thursday, July 28, 2016 6:45 PM
To: DRP Altadena CSD <altadenacsd@planning.lacounty.gov>
Subject: Changes to the Altadena CSD

Hello; to whom this concerns,

I am aware of the meeting this evening on the topic of CSD changes in Altadena. Unfortunately, I can not attend.

I do have concerns as an Altadena resident. I have lived up here for close to 25 years and am a homeowner.
For the last 8 years I have been protecting the quality of life in my neighborhood along with my concerned neighbors.
Due to there being a reasonably good sized property next door we have been fighting to maintain a low density residential neighborhood and do not want condo projects or business's in residential areas.
I do agree a face lift of downtown Altadena is needed with quality store fronts and better business.

Please do not approve changes that allow space and light to diminish. Altadena's nature and open space is what so many of us love.
I like the feeling of country living and do not approve of an overly dense community and/or neighborhood.
Due to the wildlife and many residence having pets I believe the fence heights should be flexible and high fences grandfathered in; definitely no penalties or forced changes.

Altadena has a mixed demographic along with economic differences. Do not pressure or disenfranchise those who live here comfortably.

Keep Altadena's character.
We're not Pasadena.
Please update me on further meetings and/or changes.

Best regards ~

Rachel Figura
3061 Raymond Ave.
Altadena, Ca. 91001

David McDonald

From: Anne Chomyn <annechomyn@gmail.com>
Sent: Monday, August 01, 2016 10:22 AM
To: DRP Altadena CSD
Subject: Re: next Public Hearing

Thanks,
Anne

Anne Chomyn, Ph.D.
Member, Altadena Town Council
Census Tract 4601
626-798-2965

On Mon, Aug 1, 2016 at 9:53 AM, DRP Altadena CSD <altadenacsd@planning.lacounty.gov> wrote:

Hi Anne,

The commission requested that the next public hearing for the Altadena CSD be held on Wednesday, September 14th At 9:00 am. The address is:

Hall of Records: Room 150

320 W. Temple Street

Los Angeles, California 90012

-Richard

Richard Marshalian | Regional Planning Assistant II

Department of Regional Planning | Advance Planning

Phone: 213.974.6476

From: Anne Chomyn [mailto:annechomyn@gmail.com]
Sent: Sunday, July 31, 2016 6:30 PM

To: DRP Altadena CSD <altadenacsd@planning.lacounty.gov>
Subject: next Public Hearing

Can you confirm that the next Public Hearing for the Altadena CSD will be on Monday, September 12? I know it is at 9 am. Can you give me the address?

Thanks,

Anne Chomyn, Ph.D.

Member, Altadena Town Council

Census Tract 4601

626-798-2965

David McDonald

From: DRP Altadena CSD
Sent: Sunday, August 28, 2016 10:56 PM
To: Robert Crawford
Cc: DRP Altadena CSD
Subject: RE: Altadena Community Standards District.pdf

Thank you Mr. Crawford,

Your comment has been received, transmitted to the planners working on the project, and added to the public record.

The current standards for fences and hedges in Altadena have been in place for almost 90 years. In 1927, the countywide zoning code set the standards for fences and hedges in required front yards, including the maximum height of 42". The existing Altadena CSD changed the calculation for the required front yard to be the average of the residential setbacks on the same side of the block, and in no case less than 20 ft. The Altadena CSD is loosening standards so that property owners, such as yourself, would have greater use of their property while still keeping some standards for the safety of pedestrians.

In some cases, fences and hedges which are over-height or deviate from other standards may have been approved through a CUP, or some other permitting process in the past. Those pre-approved fences or hedges would be legal non-conforming, and would not be affected by the changes in the CSD, so long as they remain unaltered.

Check our website for the latest draft, there will be another draft posted next week at the latest:
planning.lacounty.gov/altadena

If you have any other questions, concerns, or comments, please feel free to email or contact us.

Sincerely,

Richard Marshalian | Regional Planning Assistant II
Department of Regional Planning | Advance Planning
Phone: 213.974.6476

From: Robert Crawford [mailto:kimauniandrobert@charter.net]
Sent: Tuesday, August 2, 2016 9:42 AM
To: DRP Altadena CSD <altadenacsd@planning.lacounty.gov>
Subject: Altadena Community Standards District.pdf

Please see the attached comments I wish to share with the committee and supervisors. Thank you.

Regional Planning Commission
Altadena CSD
AltadenaCSD@planning.lacounty.gov

RE: Altadena Community Standards District

I desire to share my comments regarding the draft ordinance change proposals regarding fence and hedge height. The proposed changes for landscaping not to exceed 3.5 feet and six feet, as well as a distance of 10 feet from the ultimate right-of-way line is outrageous. My living room is 12 feet from the edge of roadway and 2 feet from the ultimate right-of-way. My property at 3642 Canyon Crest Road was constructed in 1952, after the original one acre parcel was split into four sections. My lot has the entire side length facing Canyon Crest Road. I have resided at my property since 1993, and my wife was raised there with her mother since 1971. Her mother purchased the property in 1963. Over the years traffic has increased dramatically, due to development, which the county has profited from greatly. I renovated my home 16 years ago and installed a retaining wall and vegetation to prevent my home from sliding into the street, at my expense. I instituted my constitutional right to self-help by nurturing the foliage over the years, at my expense, to deaden the traffic noise and dirt created by the increased traffic due to development, which the county has profited from greatly. Now, the proposed restriction on hedge height to "meet safety concerns" will deny me reasonable use and enjoyment of my property. Or, I will be required, at my expense and time, to get a Minor CUP for my property reflecting the landscaping that has been in existence for 16+ years. This is unfair and discriminatory. Also, restricting a property owner from using chain link fencing is unfair. Some homeowners cannot afford more expensive materials or installation methods. Chain link material is their only option. This is unfair and discriminatory. The issue at hand is that aesthetics are being manipulated as "safety concerns" to drive home market values for the county and developers to profit from, while stakeholders in our community are left to pay for unwanted changes to our own property. This is unfair and discriminatory.

If "safety concerns" are important to this planning exercise, why have the following not been instituted?

- Extending the sewer line further up Canyon Crest Road, to service the remainder of properties and prevent groundwater contamination. My septic system is original to my property.
- Installing street lights. Canyon Crest Road is very dark at night, making an unsafe street for wildlife to roam and preventing pedestrian travel.
- Installing curbs for drainage during rainstorms. Canyon Crest Road floods every downpour.
- Lack of traffic enforcement. The speed limit on Canyon Crest Road is 25mph in front of my house. Traffic regularly flows at twice this speed. The CHP is responsible for enforcement. The road is unsafe at all times.

Almost every other road within Altadena has curbs, street lights and sewer service. Except Canyon Crest Road. This is unfair and discriminatory. Now, the county is proposing to outlaw my right to self-help. Again, this is unfair and discriminatory. At what point will the county allow me reasonable use and enjoyment of my property? I oppose all proposed changes regarding fences and walls of the draft ordinance (pages 10-11) as they are unfair and discriminatory. Furthermore, I will pursue the "safety concerns" I listed with the county out of fairness and safety concerns due our community on Canyon Crest Road.

Sincerely, Robert Crawford
3642 Canyon Crest Road

David McDonald

From: Anne Chomyn <annechomyn@gmail.com>
Sent: Thursday, August 04, 2016 4:48 PM
To: DRP Altadena CSD
Cc: John E. White; Steve
Subject: Fwd: Neighborhood Issue

Follow Up Flag: Follow up
Flag Status: Completed

Mr Marshalian
Regional Planning

Dear Mr. Marshalian,

I am forwarding this letter from one of my constituents. A new neighbor of his has listed her home with AirBnB and in the past 7 months, there have been several loud and large parties, with one of the parties having 200-300 guests, one of whom was found to have a gun. This party and rental activity has disrupted the serenity of the neighborhood and threatens the neighborhood's safety with regard to criminal activity and potential fires. Please direct this letter to the team that is working on developing regulations for short term home rentals, such as are done by AirBnB participants.

Also, can you suggest to this constituent and to me how he can deal with this nuisance? What are the regulations on noise? At what time does "quiet time" start? Are there any fire regulations that could be invoked to prevent such parties? What action can be taken against the owner of the AirBnB home?

Thank you,
Anne Chomyn, Ph.D.

Member, Altadena Town Council
Census Tract 4601
626-798-2965

---------- Forwarded message ----------
From: **Anne Chomyn** <annechomyn@gmail.com>
Date: Wed, Aug 3, 2016 at 6:21 PM
Subject: Re: Neighborhood Issue
To: Steve <stevenmgitlinmd@aol.com>

Dear Dr. Gitlin,
I am sorry to hear about the nuisance on your street that has disrupted the serenity that you have become accustomed to. My understanding is that the County is working on coming up with regulations for short-term rentals like AirBnB. The Altadena Community Standards District has regulations for Bed and Breakfasts, which are a separate category.
I will try to find out if there are any regulations that your neighbor is violating.
Best wishes,
Anne

Anne Chomyn, Ph.D.
Member, Altadena Town Council
Census Tract 4601
626-798-2965

On Wed, Aug 3, 2016 at 2:28 PM, Steve <stevenmgitlinmd@aol.com> wrote:

Dear Councilwoman Anne Chomyn,

I am writing this email to inform you of a situation that has developed in my Altadena neighborhood.

Starting with the sale (at the end of 2015) of my next door neighbor's house at 1232 Rubio Vista Rd., my new neighbor has been renting his house out through Airbnb.com on a frequent basis. Of note, there are three homes on our private driveway.

This started with the rental of his home over the New Year's holiday and has been increasing in frequency over the last several months. Initially, we thought he was just having his own parties. The first party we noted (on New Year's weekend), we assumed was for his college friends who were in town to watch Stanford play in the Rose Bowl. Shortly after this, there was a party with a bouncy house, which we assumed was for one of our neighbor's children.

On the evening of June 11, 2016, we realized we were incorrect in our assumptions. My wife and I returned home from dinner out at 8:00p.m. and were met by a "security guard" who had placed orange construction cones to cordon off the driveway, which is shared by all three homes. We informed the guard that we were the homeowner's of the house at the end of the street, at which time we were "allowed" to pass and reach our home. We questioned him regarding the nature of the party and he informed us that this was a "50th Birthday" party event.

We returned home and entered our house. Throughout the night it became evident that this was not a "50th Birthday" party. Numerous cars and transportation vans dropped off people at the "party house". The guests were young people, many of whom appeared to be underage. They carried backpacks into the house, which later became apparent to contain liquor.

The party proceeded to get out of hand. There was excessive noise, loud music, yelling and fighting outside the house. We and several neighbor's called the Altadena Sheriff's Office and they responded to our calls. They made three visits to the house asking them to "tone it down". Ultimately, they closed down the party at approximately 12:30a.m., however it was not until about 4:00a.m. that all the party goers left.

We spoke to our neighbor, the owner of the house, who assured us that this would not occur again. He stated that there would be no unauthorized parties.

On July 21, 2016, another large "unauthorized" party took place. Again, this involved young people, many of whom appeared to be underage. There was excessive noise, loud music and yelling. Numerous calls were placed to the Altadena Sheriff's by several neighbors. The Sheriff's responded to the calls to control the raucous situation. One of the Sheriff's came to our house (at approx. 1:00a.m.) to warn us of a potentially dangerous situation. He informed us that, at one point, they entered the house next door to investigate screaming that they heard from a female inside the party. At that time, they arrested one individual who had a gun in his possession. They also noted several people were intoxicated. Ultimately, it required at least 10 police cars and a helicopter to close down the party. Again, it took several hours to clear the party and remove most of the cars parked in the private driveway, as well as numerous cars parked on Rubio Vista. The Sheriff also stated to my wife and me that one of the party goers vandalized one of the police cars. Although the party ended at approximately 2:00a.m., several of the guests returned to the house and stayed overnight.

In the morning it was evident that there was trash and empty alcohol bottles strewn over the grass adjacent to my neighbor's yard, on our private driveway, on the hillside and on Rubio Vista Rd. Of note, this also occurred after the June 11th party.

One of our neighbors, who lives down the hill from 1232 Rubio Vista Rd. and has two young children has expressed concern regarding the fire hazards, due to the cigarette and cigar smoking that took place on the patio and pool area during these parties. This is a very valid concern as this is an area at high risk for brush fires.

I am writing this email at this time to state our concerns and to find out what restrictions can be placed on short term

rentals such as Airbnb.com, Home Away, Couchsurfing.com, etc.

Are there zoning laws, fire law restrictions (200-300 people attended 7/21 party) and/or business regulation codes that are being violated? What recourse, if any, do we have?

I am aware that restrictions have been placed on Airbnb.com in New York City, San Francisco and Santa Monica. Can similar action be taken in Altadena?

We have lived in our present home in Altadena for 26 years. We have loved the idyllic setting that we have been fortunate enough to enjoy. As previously stated, we live on a private driveway with three homes. The driveway is owned, equally, by the three homeowners. At this time, the first house is unoccupied and is on the market to be sold. For the first time in 26 years, we don't feel safe in our own home.

I look forward to hearing from you and will keep you apprised of our efforts to remedy this problem.

Thank you.

Respectfully,
Steven Gitlin, M.D.

David McDonald

From: amy benito <amyalternate@yahoo.com>
Sent: Tuesday, August 09, 2016 8:23 PM
To: DRP Altadena CSD
Subject: Community Standards

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

How can I get updates on the status of the community standards update for Altadena? I am very unhappy with the proposed changes to the fences and hedges standard as my 48 inch retaining wall and topper fence, driveway gate and 2 side fences would be out of compliance. To remove the wall would cost 10s of thousands, destroy the 2 old trees that grow in the dirt held up behind the wall and all around ruin the front of my property. If the standards pass I would sell the house as I cannot afford to make the changes.

Thank you,

Amy

David McDonald

From: Anne Chomyn <annechomyn@gmail.com>
Sent: Wednesday, August 10, 2016 9:21 AM
To: DRP Altadena CSD
Subject: Re: Neighborhood Issue

Thank you!

Anne

Anne Chomyn, Ph.D.
Member, Altadena Town Council
Census Tract 4601
626-798-2965

On Wed, Aug 10, 2016 at 9:10 AM, DRP Altadena CSD <altadenacsd@planning.lacounty.gov> wrote:

Thank you Anne,

I received your email, forwarded their complaint to enforcement, and am enquiring about next steps. I should have a response to them soon. It's unfortunate that they have to deal with this issue.

-Rich

Richard Marshalian | Regional Planning Assistant II

Department of Regional Planning | Advance Planning

Phone: 213.974.6476

From: Anne Chomyn [mailto:annechomyn@gmail.com]
Sent: Thursday, August 04, 2016 4:48 PM
To: DRP Altadena CSD <altadenacsd@planning.lacounty.gov>
Cc: John E. White <johnewhitejr@sbcglobal.net>; Steve <stevenmgitlinmd@aol.com>
Subject: Fwd: Neighborhood Issue

Mr Marshalian

Regional Planning

Dear Mr. Marshalian,

I am forwarding this letter from one of my constituents. A new neighbor of his has listed her home with AirBnB and in the past 7 months, there have been several loud and large parties, with one of the parties having 200-300 guests, one of whom was found to have a gun. This party and rental activity has disrupted the serenity of the neighborhood and threatens the neighborhood's safety with regard to criminal activity and potential fires. Please direct this letter to the team that is working on developing regulations for short term home rentals, such as are done by AirBnB participants.

Also, can you suggest to this constituent and to me how he can deal with this nuisance? What are the regulations on noise? At what time does "quiet time" start? Are there any fire regulations that could be invoked to prevent such parties? What action can be taken against the owner of the AirBnB home?

Thank you,

Anne Chomyn, Ph.D.

Member, Altadena Town Council

Census Tract 4601

626-798-2965

---------- Forwarded message ----------
From: **Anne Chomyn** <annechomyn@gmail.com>
Date: Wed, Aug 3, 2016 at 6:21 PM
Subject: Re: Neighborhood Issue
To: Steve <stevenmgitlinmd@aol.com>

Dear Dr. Gitlin,

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I will try to find out if there are any regulations that your neighbor is violating.

Best wishes,

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Anne Chomyn, Ph.D.

Member, Altadena Town Council

Census Tract 4601

626-798-2965

On Wed, Aug 3, 2016 at 2:28 PM, Steve <stevenmgitlinmd@aol.com> wrote:

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the Sheriff's came to our house (at approx. 1:00a.m.) to warn us of a potentially dangerous situation. He informed us that, at one point, they entered the house next door to investigate screaming that they heard from a female inside the party. At that time, they arrested one individual who had a gun in his possession. They also noted several people were intoxicated. Ultimately, it required at least 10 police cars and a helicopter to close down the party. Again, it took several hours to clear the party and remove most of the cars parked in the private driveway, as well as numerous cars parked on Rubio Vista. The Sheriff also stated to my wife and me that one of the party goers vandalized one of the police cars. Although the party ended at approximately 2:00a.m., several of the guests returned to the house and stayed overnight.

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I look forward to hearing from you and will keep you apprised of our efforts to remedy this problem.

Thank you.

Respectfully,
Steven Gitlin, M.D.

David McDonald

From: Gloria Roberts <glorob8@gmail.com>
Sent: Tuesday, August 16, 2016 5:48 PM
To: DRP Altadena CSD
Subject: 1) Commercial/Retail Set Backs and 2) Loud Leaf Blowers

Follow Up Flag: Follow up
Flag Status: Completed

It was revealed by the Regional Planning Commission at the 7/28/2016 Meeting that the required setbacks in the new CSD is only 2 feet.

When asked to confirm or deny that presented information, not a single person on the Commission would discuss the setback requirements in the new CSD.

In discussion with many of my fellow Altadenans, a set back of 10 feet in considered more in line with our vision of a more "pedestrian friendly" Altadena.

- - - - - - -

Secondly, is there anything in the CSD about the very loud leaf blowers that are allowed to start blowing at 7 a.m.!? This means the gardeners start gathering and making noise as early as 6:45 a.m.! In prior meetings, an 8 a.m. start time for these loud blowers was deemed more appropriate for a neighbor friendly environment.

Respectfully submitted by:

Gloria Roberts
2415 Highland Avenue, Altadena, CA 91001
(626) 798-0948

David McDonald

From: DRP Altadena CSD
Sent: Thursday, August 18, 2016 2:03 PM
To: David Mather
Cc: David McDonald; DRP Altadena CSD
Subject: RE: Definition of a "Bed and Breakfast" within Altadena CSD

Hi David,

I was reviewing our old emails and didn't see a response to this one you sent in. The CSD was still able to be modified slightly at the last Regional Planning Commission, as was the case when the CSD committee recommended some last minute changes. In general, the document can still be changed if necessary, however, as substantial changes require changes to our environmental document, we are unable to deviate substantially from the proposals that have already been reviewed. I hope this answers your question.

Please let me know if you need anything else.

Sincerely,
Richard

Richard Marshalian | Regional Planning Assistant II
Department of Regional Planning | Advance Planning
Phone: 213.974.6476

From: David Mather [mailto:admather@sbcglobal.net]
Sent: Thursday, July 14, 2016 9:54 AM
To: DRP Altadena CSD <altadenacsd@planning.lacounty.gov>
Subject: Re: Definition of a "Bed and Breakfast" within Altadena CSD

Thank you for your very timely reply to this question. I guess that leads me to the next question with regardto the proposed Altadena CSD: that is weather the CSD is a finalized document, or can it still be modified if deemd appropriate by the Altadena Town Council?

Thanks again

David Mather

From: DRP Altadena CSD <altadenacsd@planning.lacounty.gov>
To: 'David Mather' <admather@sbcglobal.net>
Cc: Richard Marshalian <RMarshalian@planning.lacounty.gov>
Sent: Thursday, July 14, 2016 8:28 AM
Subject: RE: Definition of a "Bed and Breakfast" within Altadena CSD

Good Morning Mr. Mather,
The proposal for Bed & Breakfasts included in the Altadena CSD for the R-1 and R-2 zones does not specifically address Airbnb or other online short-term rentals. However, with the requirements included in the ordinance that a facility shall be operated and maintained by the owner or lessee and it shall constitute the primary residence of the owner or lessee, and an approved conditional use permit which requires a public hearing, the Hearing Officer or Planning Commission may require that the owner or lessee be present at all times guests are staying at the facility. The Commission or Hearing Officer will only approve the facility if they

find that it will not have a disruptive effect on the neighborhood. The intent of the ordinance is that it be operated as a traditional type of bed & breakfast facility with the owner/host onsite at all times.

Airbnb and other short term online rentals are not currently specifically regulated in the unincorporated areas of Los Angeles County. Currently Section 22.20.080 allows rentals of up to 4 or fewer people by property owners in the R-1 zone and other code sections allow them in other residential zones but does not specify the length of the rental term. Airbnb and other online short term rentals may be addressed in the future, likely as part of a countywide ordinance.

Please contact us again if you have any further questions.
Thank you.

DAVID MCDONALD | Senior Regional Planner
Community Studies North Section
Los Angeles County Department of Regional Planning
320 W. Temple Street, 13th Floor | Los Angeles, CA 90012
Phone 213.974.6476 | Fax 213.626.0434 | TDD 213.617.2292
http://planning.lacounty.gov

From: David Mather [mailto:admather@sbcglobal.net]
Sent: Wednesday, July 13, 2016 6:45 PM
To: DRP Altadena CSD <altadenacsd@planning.lacounty.gov>
Subject: Definition of a "Bed and Breakfast" within Altadena CSD

Hello

I am trying to find the specific definition of a "Bed and Breakfast" within the Altadena CSD. Will a property that is currently rented out as a Short Term Rental facility (such as a property leased via Third Party corporations such as Airbnb) by an absentee owner be regarded as a "Bed and Breakfast"?

thank you

David Mather
Altadena resident

David McDonald

From: Richard Marshalian
Sent: Thursday, August 18, 2016 2:24 PM
To: Anne Chomyn
Cc: DRP Altadena CSD; David McDonald
Subject: RE: Open House Draft 2 Comments: filename: Altadena_attachment_03

Follow Up Flag: Follow up
Flag Status: Completed

I'm sorry Mr. Chomyn,

We took a look at the comment you referenced and as the item was submitted to the Commission and part of the public record, I cannot modify it. However, no personal information is being provided in the comment, and I hope that eases your concerns.

If there is anything else we can help you with, please let us know. If you have questions on enforcement please contact ZoningEnforcement@planning.lacounty.gov,

Sincerely,
Rich

Richard Marshalian | Regional Planning Assistant II
Department of Regional Planning | Advance Planning
Phone: 213.974.6476

From: Anne Chomyn [mailto:annechomyn@gmail.com]
Sent: Thursday, July 14, 2016 10:10 PM
To: DRP Altadena CSD <altadenacsd@planning.lacounty.gov>
Subject: Open House Draft 2 Comments: filename: Altadena_attachment_03

Dear Planning (Mr. Marshigian?)

I have just looked at a document that has been posted on planning.lacounty.gov/altadena, It is posted under Open House Draft 2 Comments the filename is Altadena_attachment_03.pdf.

Several of the items posted are mine. I have a concern about the one I wrote about lack of enforcement. Would you please black out the addresses in that note (or delete the whole note). The addresses are 2443 and 1945 E Altadena Drive. I believe I filed both complaints anonymously and I would rather not have those addresses on view for everyone to see.

Please do not share this letter online.

David McDonald

From: Richard Marshalian
Sent: Monday, August 22, 2016 8:59 AM
To: Nemer, Sussy; 'Laura Randall'
Cc: John Kimble
Subject: RE: Proposed Altadena CSD Changes

Follow Up Flag: Follow up
Flag Status: Completed

Good morning Ms. Randall,

I hope this email finds you well. I wanted to follow up with you to see if I could provide some information, answer some of your questions, or alleviate some concerns.

The current standards for fences and hedges in Altadena have been in place for almost 90 years. In 1927, the countywide zoning code set the standards for fences and hedges in required front yards, including the maximum height of 42". The existing Altadena CSD changed the calculation for the required front yard to be the average of the residential setbacks on the same side of the block, and in no case less than 20 ft.

The new Altadena CSD changes these calculations and standards in a way that would make it easier for you and for other residents to comply with longstanding existing standards. It makes the process easier, and saves residents time and money compared to the current process. In addition, in order to make it easier for residents to come into compliance, a five year time period is being proposed to residents before enforcement would begin, and enforcement would remain on a by complaint basis.

In addition, the new CSD is reducing the difficulty in getting a modification of these standards for residents who feel that they might need a fence or hedge that is closer to the right of way. Currently, in order to modify the standards for a fence or a hedge a CUP is required. The new CSD proposes reducing the permit requirement to a CSD Modification, with reduced costs and easier application process.

Below is a helpful table that would highlight some of the more relevant changes that are being included in the new CSD.

	Current / Existing Standard	*New Altadena CSD Standard*
Front Yards	**Average** setback of residences on the same side of the block, in no case less than 20' (Altadena CSD, 1998)	***Minimum*** setback of residences on the same side of the block, in no case less than 20'.
Fences and Hedges	Fences and Hedges cannot be over 42" in the required front yard setback. (Countywide Standard, 1927)	Fences and Hedges in the required front yard cannot be over 42" *within 10' of the "ultimate right-of-way" (also known as the "highway line" in Title 22).* Fences and Hedges in the required front yard, but over 10' from the ultimate right of way, can be up to 6' tall. All fences and hedges in the required front yard must comply with materials requirements.
Modification Process for Front Yards and Fences and Hedges	Any modification of front yard standards or fences and hedges in an R-1 zone requires a **CUP. [fee of $8,966]** (Altadena CSD, 1998)	Modification of front yard standards or fences and hedges in an R-1 zone requires a CSD Modification, which is processed like a **Minor CUP. [fee of $1,535]**

I hope this helps. Please let me know if you have any questions or if there is something else we can assist you with.

Sincerely,
Richard

From: Nemer, Sussy [mailto:SNemer@lacbos.org]
Sent: Wednesday, August 17, 2016 1:33 PM
To: 'Laura Randall' <lark215@gmail.com>
Cc: John Kimble <jk91001@gmail.com>; Richard Marshalian <RMarshalian@planning.lacounty.gov>
Subject: RE: Proposed Altadena CSD Changes

Dear Ms. Randall:

Thank you for your email regarding the proposed update to the Altadena Community Standards District (CSD). I appreciated you sharing your concerns about the portion of the CSD that relates to fences and hedges.

By copy of this email, I am asking the Department of Regional Planning to take your concerns into consideration and also provide you with background on this restriction which is actually already in place. Ideally, I would like them to provide you a comparison of what the code says now vs. what is being proposed.

Regards,
Sussy

Sussy Nemer, Senior Deputy
Office of Supervisor Michael D. Antonovich
215 North Marengo Avenue, Suite 120
Pasadena, CA 91101
(626) 356-5407
(626) 568-0159 FAX
snemer@lacbos.org

From: Laura Randall [mailto:lark215@gmail.com]
Sent: Monday, August 15, 2016 11:44 AM
To: Nemer, Sussy
Cc: John Kimble
Subject: Proposed Altadena CSD Changes

August 15, 2016

Supervisor Michael D. Antonovich
Sussy Nemer, Field Deputy
215 N. Marengo, Suite 120
Pasadena, CA 91101

Dear Ms. Nemer:

It was with shock and concern that we heard there is a proposal on the table to reduce the height of existing fences in Altadena. We have lived for 11+ years on Canyon Crest Rd, and have greatly benefited from our existing fence. The road can be a speedway with cars ripping in and out of the Meadows. On at least two occasions during the years, it has prevented greater damage to our yard and person when cars lost control and hit the fence rather than plowing through our yard and possibly hitting our house.

Also not to be overlooked, our fence tends to channel the deer through traffic up from the canyon to one specific spot where the cross the road for higher/lower ground, which is conveniently on a turn and therefore a point where drivers do slow (if they slow at all).

We can't imagine what positive outcome can be accomplished by enforcing this type of unilateral policy into an area as diverse as Altadena. One of the things we prize about the area is the unusual nature of houses and neighborhoods. To add a layer of bureaucracy and potentially create additional costs to reduce our quality of life seems an unreasonable and unprovoked burden.

We hope the novelty of this idea wears off soon and the planning committee can focus on more positive/useful initiatives.

Regards,

John Kimble & Laura Randall

3665 Canyon Crest Road

Altadena CA 91001

David McDonald

From: Richard Marshalian
Sent: Wednesday, August 24, 2016 11:35 AM
To: GrechRealtors@aol.com
Cc: cara@summerkids.net; cowboyjoe@summerkids.net; edgmeyers@hotmail.com; Susan Tae; David McDonald; DRP Altadena CSD
Subject: RE: Altadena CSD

Follow Up Flag: Follow up
Flag Status: Completed

Hi Mr. Grech,

I have forwarded portions of your questions for a response from our Land Development Coordination Center and am awaiting their response on a number of items. In the meantime, below is a direct link to the last draft of the CSD. For reference, the draft is noted as Attachment 8 on the posted materials for the July 28 hearing. It contains the Errata from the previous version of the CSD that was submitted to the Regional Planning Commission. As with all drafts, there are further changes being added to finalize the document, but this represents the most recent draft of the CSD.

http://planning.lacounty.gov/assets/upl/data/altadena_attachement_08.pdf

You should be hearing from us soon regarding your questions.

Regards,
Richard

Richard Marshalian | Regional Planning Assistant II
Department of Regional Planning | Advance Planning
Phone: 213.974.6476

From: GrechRealtors@aol.com [mailto:GrechRealtors@aol.com]
Sent: Thursday, August 18, 2016 4:04 PM
To: Richard Marshalian <RMarshalian@planning.lacounty.gov>
Cc: cara@summerkids.net; cowboyjoe@summerkids.net; edgmeyers@hotmail.com
Subject: Fwd: Altadena CSD

Hello Mr. Marshalian,

Thank you for your time on the phone yesterday and for taking the time to go over some of the issues discussed in my email of August 10 below.

FIRST OF ALL, I AM TRYING TO FIND THE MOST CURRENT DRAFT OF THE ALTADENA CSD REGULATIONS. I WENT TO planning.lacounty.gov/altadena AND I CLICKED ON THE LINK FOR THE DRAFT CSD DOCUMENT. WHEN WE SPOKE YESTERDAY YOU TOLD ME THAT THE CSD MODIFICATION LANGUAGE STARTED ON PAGE 32 OF THE MOST CURRENT DRAFT. BUT THIS LANGUAGE DOES NOT START UNTIL SEVERAL PAGES AFTER THAT ON THE DRAFT POSTED ON YOUR WEB SITE. I NEED TO GET A COMPLETE DRAFT OF THE CURRENTLY PROPOSED REGULATIONS ASAP. I WOULD APPRECIATE IT IF YOU WOULD EITHER EMAIL THAT TO ME OR PROVIDE ME WITH A LINK RIGHT AWAY PLEASE.

Secondly, I wish to confirm our discussion yesterday about the following items (in chronological order based on my email below):

1. The right to process a CSD Modification application for development standards in the CSD. In reading the draft CSD document currently posted on your web site, **which may not be the most current draft**, it appears that the County has deleted all references to objection letters so that an applicant can proceed with a CSD Modification application which will be considered on its merits regardless of how many people may oppose it. Is this correct? Please confirm this or let me know if I have misinterpreted this.

2. The right to process CSD Modification application includes the right to ask for modifications to GSA, Lot Coverage, fence heights and virtually ALL other development regulations, correct? I just want to make sure that all of the development standards are subject to modification provided that the applicant can demonstrate the required findings and that the hearing officer and any appellate body agrees with those findings. Our primary concern here is the right to ask for modifications for GSA, lot coverage, maybe some other regulations that may merit modifications when dealing with unusually large properties. So I would just like you to confirm that a CSD Modification application is permitted to be submitted for ANY of the CSD development regulations.

3. You and I discussed the issue of a 9,000 sq. ft. "cap" for GSA and lot coverage. You explained that the County feels a need to require a "discretionary approval procedure" (i.e. a CSD Modification) whenever this limit is proposed to be exceeded. The rational is that even on a large lot, the County feels that any development exceeding 9,000 sq. ft. should be reviewed regardless of the lot size because such a development could potentially have an adverse impact on neighbors. I personally understand this concern and I am OK with requiring a CSD Modification application should this threshold be proposed to be exceeded, PROVIDED THAT AN APPLICATANT HAS A REASONABLE RIGHT TO APPLY FOR A CSD MODIFICATION which you clearly indicated is allowed. I still feel, however, that the County should consider removing the language from this section that says "in no event" shall the GSA or Lot Coverage exceed 9,000 sq. ft.

4. With regard to requiring a CUP whenever grading exceeds 2,500 cubic yards, you were going to research whether this is a "cumulative" number or a "project by project" number. In other words, does this mean if we get a permit for a structure that requires 1,700 cubic yards of grading and later need a permit for another structure, such as a barn or road, etc. that requires 1,000 cubic yard of grading that the second permit would be subject to a CUP? I am concerned that when one is dealing with a very large property (4 to 50 acres in our cases) that requiring a CUP for such "cumulative" grading that exceeds 2,500 cubic yards could be onerous. So how is this proposed to be handled?

Furthermore, is there any way of requiring a Minor CUP for grading which would be cheaper and less time consuming to process versus a CUP? Is this something the County may consider?

5. You indicated that you would further research and respond to my "Item D" question regarding how the height of a structure is measured on a lot that has been graded. You indicated that it was something along the lines of measuring the structure height from the "mid way point" (I guess half way down and half way up to the "middle" of the graded area). But you said you would research that further and then explain it to me so I would appreciate you doing that.

6. I asked some specific questions regarding Second Units. I understand that the County is conducting a countywide review of these regulations. You indicated that the current CSD recommendations do not propose to alter the current countywide standards in ANY respect. Is this a correct understanding?

I would also appreciate you answering my question about whether second units are or are not currently allowed in SEAs, Hillside Management Areas and High Fire Severity Areas. I would like to know if they are or are not allowed in EACH of these areas and, if so, which, if any require a CUP.

7. You also told me yesterday that the current draft CSD does not allow for any classes in residential zones. Please tell me if this is not correct. For the reasons I have already articulated, I agree with the County that classes in a residential zone could be very problematical and should therefore be prohibited.

8. With regard to fences, you told me that both the current county code (I guess Title 22) and the currently proposed CSD regulations ALLOW FOR "BARE" 6 FOOT HIGH CHAIN LINK FENCES THAT ARE NOT COVERED WITH PLANT MATERIALS SO LONG AS THEY ARE NOT LOCATED WITHIN A "FRONT YARD" AREA. I support the right for such fences but please inform me if what I have stated is not the case.

Richard, rather than try to go over any of the above on the phone, I think it would be much more efficient for you to respond to me via an email. Hopefully you can type in responses in red or blue on this email and I would appreciate it if you would respond in that matter AT YOUR EARLIEST CONVENIENCE. I am sending a copy of this email to Mr. Ed Meyers so that he can distribute a copy to the Altadena CSD Committee for their review and consideration as part of their effort to draft a "final recommendations" document for the County's review.

Thank you again. I look forward to your response.

John G. Grech
JOHN E. GRECH & ASSOCIATES
1708 E. Walnut Street
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Cell: 626-628-5027
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From: GrechRealtors@aol.com
To: rmarshalian@planning.lacounty.gov
CC: stae@planning.lacounty.gov, cara@summerkids.net, cowboyjoe@summerkids.net
Sent: 8/10/2016 10:59:25 A.M. Pacific Daylight Time
Subj: Altadena CSD

Hello Mr. Marshalian:

I am following up with you in connection with my prior letters and emails to both you and the Department of Regional Planning along with my public testimony at the July 28 Planning Commission hearing in connection with the Altadena Community Standards District regulations.

Based upon my review of the public comment correspondence that is of record along with listening to the testimony presented at the 4 hour Planning Commission hearing on July 28, it is my impression that the vast majority of the public comments have focused on the following issues:

1. Fence height and fence materials within the required front yard setbacks.
2. Concerns about commercial building regulations, such as a desire to have an entrance along all street frontages among other things. These concerns appear to have been precipitated by the current development on Lake Ave. at Calaveras St.
3. Bed & Breakfast (and perhaps other short term residential rentals such as Air BNB) regulations.
4. Mixed use regulations and commercial building heights on Lake Ave.

These are all legitimate issues and I know that County Staff is further reviewing and considering these issues as part of your final recommendations to the Planning Commission.

I am concerned, however, that due to the rather massive (and at times unruly) amount of testimony regarding the above issues, both via comment letters and particularly during the Planning Commission hearing, that attention may have been diverted away from some issues that are of vital concern to my neighbors and to me which generally are in connection with the development of very large hillside properties.

Following the July 28 Planning Commission hearing I have further reviewed the most recent Altadena CSD proposed regulations along with some portions of Title 22 (the "Zoning Code"). I must say that I am a little bit confused about some details and I would appreciate it if you would review and respond to the following questions. If possible, you might type in responses to each of these questions in either blue or red letters as that may be the easiest and most efficient method for you.

1. It is my understanding that Title 22 (the "Zoning Code") and the Altadena Community Plan are the primary underlying regulations that govern development in Altadena. Am I correct so far?

2. It is also my understanding that Title 22 includes various ordinances that govern development in hillside areas, including the Hillside Management Areas Ordinance which sets forth various requirements for grading, landscaping, building design, road requirements, etc. Correct?

3. I also understand that the Altadena CSD regulations are a "supplemental" set of regulations that add requirements that are in addition to those contained within the Altadena Community Plan and Title 22. Correct?

4. I believe that you previously informed me that the Altadena CSD regulations may not contradict regulations contained within Title 22 and the Altadena Community Plan. Please inform me whether this is or is not the case. If this is not the case, please inform me in general terms in what manner the Altadena CSD may contradict Title 22 and the Community Plan.

5. Please inform me whether the Hillside Management Areas Ordinance applies to ANY portion of ANY property with a 25% or greater slope.

Your detailed responses to the above questions will help my neighbors and me to better work with you regarding our concerns.

As previously communicated to you via our letters, emails and public testimony, our primary concerns about the currently proposed Altadena Community Standards District regulations (whether they are current regulations or proposed modifications) are as follow:

A. **THE REASONABLE RIGHT TO APPLY FOR A CSD AND OTHER DEVELOPMENT REGULATION MODIFICATIONS:** As we have attempted to previously communicate, there are instances when certain properties or developments have unique circumstances. This may be particularly true for very large hillside properties. When unique circumstances do exist, property owners need to have the reasonable right to apply for modifications.

It is my understanding that this is allowed via a "Modification Application". I have researched the County's ordinances on-line and I was unable to find any information about a Modification Application. Will you please provide me with the code section or the language that pertains to this?

Also, does a Modification Application only apply to CSD regulations or is it also possible to submit such an application for requested modifications to Title 22?

Furthermore, are ALL CSD regulations subject to modification via an approved Modification Application?

B. **MAXIMUM GROSS STRUCTURAL AREA AND LOT COVERAGE**: My neighbors and I have no issue with limiting the GSA and lot coverage to 25% of the lot area plus 1,000 sq. ft. (the currently proposed formula). This appears to be a reasonable formula for a "normal" or "average" property.

WE ARE, HOWEVER, ADAMANTLY OPPOSED TO A 9,000 SQ. FT. MAXIMUM GSA AND LOT COVERAGE LIMITATION. The currently proposed CSD language states "In no event shall the GSA or lot coverage exceed 9,000 sq. ft.". This limitation is ludicrous when dealing with a lot of an acre or more. In my case and the case of my neighbors, we are dealing with lots that range from 3 acres to over 50 acres in size. We have residential structures, garages, storage buildings for equipment, a possible desire to erect second units, a potential desire to erect a horse barn and other types of legitimate structures. I believe that 2 of my neighbors already have structures on their properties that exceed the 9,000 sq. ft. GSA limitation and this has caused no ill effect given their lot sizes.

We are concerned about this and therefore recommend that the County simply eliminate the language that says "In no event shall the GSA or lot coverage exceed 9,000 sq. ft." Just stick with the proposed formula with no further limitations.

In the event Regional Planning is unwilling to recommend and advocate for this change, please inform us whether the words "In no event" can be removed and some language added so that the 9,000 sq. ft. limit may be exceeded subject to the approval of a Modification Application. Please respond with Staff's view on this matter.

Also, please inform us if this 9,000 sq. ft. limitation is already subject to modification via either a Modification Application, CUP and/or Variance.

C. **CUP FOR GRADING THAT EXCEEDS 2,500 CUBIC YARDS:** We have stated that this is a reasonable requirement for a normal sized property. However, we view this as unreasonable for larger properties and have proposed that the County prepare a sliding scale based on lot size. Please inform us whether or not County Staff supports our request. If so, please provide us with a draft sliding scale.

D. **BUILDING HEIGHT TO BE MEASURED FROM TOP OF "NATURAL GRADE", NOT "FILL GRADE"**: We previously commented that the proposal to measure the height of residences from the native grade rather than the fill grade of the ultimate building pad could be onerous in certain situations. So I have two questions regarding this:

a. You stated in a previous email that a "sliding scale for grading" can be used. I asked you for a further explanation of this but you never provided one. I would appreciate it if you would please do so and further explain this matter.

b. Is this regulation subject to a possible Modification Application?

E. **SECOND UNIT REGULATIONS**: We understand that the Second Unit regulations are undergoing a countywide review and we will endeavor to participate in that process.

But please inform us of the current regulations in Altadena concerning the following:

a. Are or are not second units currently allowed (subject to code requirements) in the following areas and, if so, which if any such areas currently require a CUP:

(i) SEAs.
(ii) Hillside Management Areas.
(iii) High Fire Severity Zones.

I note that the Altadena CSD Committee's formal recommendations of 3-17-2015 include a recommendation that second units in an SEA or a High Fire Severity Zone require a "Director's Review" in lieu of a CUP. Where do we stand with this and what is the current recommendation to the Planning Commission?

F. **CLASSES IN A RESIDENTIAL ZONE**: I have previously stated that I am very concerned about allowing classes to be conducted within residential zones. I believe that you previously informed me that County Staff was not generally supportive of this either. I also see that the Altadena CSD Committee as part of their 3-17-2015 recommendations proposed that any classes in a residential zone be limited to a maximum class size of 10 people with classes not to occur more than two times per week. Please inform me of the current recommendation to the Planning Commission, including whether a CUP is proposed for this use (which it should be).

G. **FENCE REGULATIONS OUTSIDE FRONT YARD SETBACKS**: Due to the fact that my neighbors and I have very large properties that are located in somewhat remote areas where we require fences to help keep out predators (mountain lions, bobcats, bears, coyotes, etc.) and due to the fact that we have a history of people trespassing on our properties, we need to be able to fence certain areas of our properties that are not currently fenced and to also maintain chain link fences that we currently have (which were legally installed). When dealing with 3+ acre properties it is simply not economically feasible to install wrought iron, vinyl, masonry, wood, or similar fencing. It is also not viable to screen very long chain link fences with irrigated landscaping. That is hugely expensive for the plant materials themselves and also for the cost of irrigation. Our current drought conditions also make this impractical.

What can be done about this for people in our situation? Is this a requirement that can be modified through a Modification Application or a CUP or Minor CUP? Please let me know your thoughts about this.

Thank you for your consideration of the above, Mr. Marshalian. We strongly believe that the issues raised above are legitimate issues that need to be addressed and we look forward to working with you and the County in an effort to devise reasonable solutions.

Sincerely,

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Susanna Dadd and James Griffith
1601 E. Loma Alta Drive
Altadena, CA 91001

626 398 9939

JULY 27, 2016

Here are our comments about the Draft Altadena Community Standards:

c. ***Building Design.***

i. Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features ~~deemed appropriate by the Director~~.

We don't like this one. Many mid-century houses, particularly our beautiful 50s ranch houses have long straight roofs and the design is intentional and elegant. Architecturally designed modern buildings certainly won't be enhanced by dormers and decorations. Insisting on interruptions on modern structures will be ugly and unnecessary. This rule appears in two places, see below. It's a terrible idea and should not be applied across the board. It sounds like we are demanding lipstick on a pig.

d. *Building Design*. Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features ~~deemed appropriate by the Director~~.

e. *Structure Height and Setback*. For structures exceeding 25 feet in height that are located on a lot adjoining a single-family or two-family residentially-zoned ~~parcel~~ lot:

Drive through facilities should not be permitted on Lake Ave, see below. We object to this. There are several of this type of eating establishment along the Pasadena stretch of Lake Avenue and it encourages ugly development, and unhealthy eating.

4. All Commercial Zones.

a. ***Permitted Uses.***

i. Drive-through Facilities. Drive-through facilities shall be permitted as follows:

(A) Where located on a lot that adjoins a residentially zoned lot, if a Conditional Use Permit (Section 22.56.010) application has first been approved, a drive-through facility may be permitted. In addition to the conditions imposed pursuant to Section 22.56.100 (Permit - Additional Conditions Imposed When), the Commission or Hearing Officer may modify any of the prescribed development standards, below:

(1) A cleanup plan shall be submitted as part of the application;

(2) The location of the drive-through area, including cashier microphone, speakers and drive-through lane, shall be at least 20 feet from the adjacent residentially zoned lot;

(3) Hours of operation for the drive-through shall be no earlier than 6:00 a.m. and no later than 12:00 a.m.; and

(4) A buffer, which may include a solid wall, shall be depicted on the site plan, and provided to reduce noise trespass from the drive-through.

(B) Where located on a lot that does not adjoin a residentially zoned lot, if an application for a Site Plan Review for Modification of Development Standards in a Community Standards District, except transit oriented districts, has first been approved, along with a cleanup plan, a drive-through facility may be established to operate 24 hours.

Why do we want this? This should not be applied to Lake Avenue. We have enough mess already with the ugly Aldi monolith. Let's not have drive throughs in the Lake corridor identified in the map, especially open for 24 hours.

~~E~~H. Area Specific Development Standards

1. Lake Avenue Mixed-Use "Center" Area.

~~Section.~~

c. ~~*Lake Avenue Area-wide Specific Development Standards.*~~

i. Height Limits. The maximum height permitted in the area for a commercially zoned lot is ~~35~~48 feet.

We object to raising the roof height allowance to 48 feet. The mountain views that give Altadena its beauty will be obscured. Historic buildings on Lake are not very tall and new buildings 48 feet high will be out of scale, dwarfing those valued existing businesses.

How high is the new Aldi ugliness? We certainly don't want anything taller.

AND WHERE ARE THE WINDOWS ON THIS BUILDING. IS IT A JAIL? It's certainly a graffiti magnet

--Additional letters from public left at speaker card table RPC 07-28-16

7/25/2016

Re: the proposed revisions to the Altadena Community Standards

To whom it may concern,

I was shocked and dismayed to read the proposed revisions to the Altadena Community Standards. Reading about the proposed changes, I saw lots of talk about the "community" – preserving it, enhancing it, etc. I'd guess at least one member of the committee has been reading about "smart growth." But perhaps the proposal was composed by people with competing interests, because ultimately, the language of smart growth is being used, wittingly or unwittingly, to sanction some of the worst, most destructive elements of Altadena development.

Reading the proposal, a thought kept recurring: what "community" is being served here? Not the community lived in and experienced by the actual residents.

Right next door, at Lake and Calaveras St, we have a striking example of the abuse and exploitation occurring under the *current* building codes. So your response to this immediate and shocking reality is to...weaken the building codes? The problem isn't this architectural catastrophe, the problem is that we didn't make it easy enough for them?

Instead, we need to go in the opposite direction to preserve what we've still got left.

I note a desire to encourage foot traffic through the city. Again, very "smart growth." So why is the first item of the proposal the legalization of drive-throughs? How do drive-throughs encourage foot traffic? The city is surrounded by fast food in almost every direction, with a cornucopia just a few blocks south on Lake. Why is this even on the table? How does this preserve the community of the actual residents?

No, no, a thousand times no, to drive-throughs in Altadena.

Next: increasing the height limit of buildings on Lake Avenue. "Let's see, we've got a nice, mountain-based community...what could serve that mountain community better than by blotting out the mountains?" Again, why is this even on the table?

Look at the Aldi being constructed, then imagine it bigger. Imagine four story buildings at various points along North Lake Avenue, say the old Webster's building. Is there anyone who thinks this is a good idea?

By the way, is this Aldi going up the new Altadena grocery store, or the new Altadena penitentiary? Good job looking out for the community, guys!

No, no, a thousand times no, to increasing the height of buildings on Lake. Put into practice, this alone could cause ruinous devastation to the community.

No to changing the rules to increase advertising on Lake. Just what a mountain community famous for its hiking trails and nature preserves needs – more advertising!

No, no, a thousand times no, to mixed-use construction on Lake Ave. Again, imagine four-story buildings on North Lake Ave, this time with apartments on top. No one wants this – except, perhaps, the people building the buildings and selling the real estate. Isn't it wonderful how idealistic "smart growth" rhetoric can so easily merge with commercial interests?

No to changing the setback rules for residential construction. Again, what is the logic? "We want to encourage community engagement, so let's weaken the setback rules"? Considering the continual attempts to ignore them, setback rules must be preserved – strengthened, not weakened.

No to detached back yard rental units – oh, excuse me, I meant "granny flats" – without much stronger stronger protections guaranteeing the continued privacy and quality of life of the surrounding properties. Intrusive, out of scale, privacy destroying development is the *actual* experience of people *actually* living here.

No to changing the height limits of front yard fences. Since no one's enforcing the current rules, why not preserve the current limits to address particularly egregious examples of fencing, of which there are many? Again, I encourage people to look around at what's actually going on. When people move in and immediately wall off their properties like military compounds, how does this encourage engagement?

No to changing the number of feet from 1000 to 500 when requesting code exemptions. How does this encourage engagement? "We want to encourage community engagement, so let's limit the influence of the community." Hey guys, what would Orwell say?

We've had conversations before about addressing the problem of mansionization in Altadena. I thought the problem was to *limit* mansionization, not enable it!

Regarding setbacks, why has the issue of houses located on corners not been addressed? This is a well known loophole in the current standards that has repeatedly been exploited. Why is there no language to the effect of, "Houses located on corners will follow the setbacks for both streets"? Seems simple enough. Why isn't it in there?

Why does everything in the proposed revisions weaken, rather than strengthen, building and zoning codes?

Again, it seems as though this "smart growth"-inspired language about community is really only there to provide a shiny patina over some of the worst aspects of Altadena development, readily observable in the actual environment. Once the "smart growth" language is sheared away, the true orientation is revealed. Either revise the revisions to protect the interests of the actual people living here, or leave the standards unchanged. As currently proposed, this is a catastrophe that will accelerate the damage to our community already under way through unethical, ill-informed, exploitive practices. I have no doubt that *some* community is being served here, just not the community that actually knows and loves "beautiful Altadena."

Sincerely,

A Concerned Altadenan

HUGH BONAR
1690 BRAEBURN
ALTADENA, CA

July 28, 2016

County Regional Planning Commission

I have been a resident of Altadena since 1971. I moved to this area because of the natural beauty of nature that surrounds our Community.

There has been No Problems with fences, walls, hedges in our Community.

- Requirement of certain colors to use to paint your home. Dont use Bold or ~~bright~~ colors – (dictater's language This is "absurd" and "ridiculous!")

What has happen to "Home Owners Human Rights ....."

- Standards for types of materials for fences, walls . . .

- Regulates, change the required architectural features (dictator)

We, the citizens of altadena, Calif. should be able to cast a vote on what you are presenting to our Community.

(OVER)

What You need to take into Consideration

- We pay TAXES on our properties (State)
- We have lots of retired people on a Set Income.
- Disable Senior citizen living alone
- Single parent homes

Declaration, CSD, CASE Materials, Draft Ordinance

Out of nowhere, you are presenting the Altadena Community this bureaucracy "in house" without any input from the Altadena Council who govern our area, to share with our Community.

"Transparency" was not exercised in your planning stages of your Case materials.

I will be writing a letter to my County Supervisor concerning this matter.

The Los Angeles County Planning Commission

There has been no need are reason to establish or revise new development standards for residents of Altadena. Altadena residents do not need anyone to dictate what should be removed from our property. I disagree with any change or rezoning. Altadena needs to stay unincorporate as it has been this is the beauty of living in Altadena. If there is a individual that has a unsafe place, they should be delt with individualy as it's done now.

Resident of Altadena
Regarding Meeting: Thursday, July 28, 2016
2184 N. Lake Ave.
Altadena, CA 91001
Project No R2016-000348-(5)
RPPL 20160001640

County
Supervisor
Concerned
[illegible]

i. **Who are the people who stay in short-term rentals?**

Family members who come to town for medical surgery procedures. Former residents and students who know the town well. The friends and families of local residents who come to visit, when there is not enough space in their homes (and hotels are either unavailable or too expensive). Families on vacation looking for a more affordable "home-like" experience. Temporary workers, professors, medical personnel & families relocating for employment. Executive housing, insurance claim temporary housing, housing needed during remodels, people looking to move to our area.

- Most recent - Chinese family came for their daughters to go to camp

July 9 2 PM 2 minivans
Monday 2
July 16 - 110 cars
July 23 12 PM traffic but not in front of my house

JUL 2 8 2016

R2016-000348-5
McDonald/Marshalian
R. Ruiz

Altadena is an unincorporated area in the Verdugos and one of the 272 neighborhoods in Mapping L.A., the Los Angeles Times' resource for boundaries . 21, 2015 to June 19, 2016.

Six-month summary

27 VIOLENT CRIMES	220 PROPERTY CRIMES	57.9 CRIMES PER 10,000PE

- Six-month summaries are based on the latest six months where data are available from all departments, Dec. 21, 2015 to June 19, 2016
- Over the last six months, the rate of 57.9 crimes per 10,000 people is lower than in nearby La Cañada Flintridge.
- The 2000 population count of 42,680 from the U.S. Census is used to calculate per-capita totals.

Nuisance Reports for Short-Term Rental Properties

In a separate report, we concluded that STR properties are principally single-family detached homes.[1] Consequently, they would largely be located in residential neighborhoods around the County of Santa Barbara.

The question of safety was originally raised in a report by the Los Angeles Alliance for a New Economy.[2] In the report, the authors write about numerous complaints made to Neighborhood Councils by neighbors over actions by tourists staying in AirBnB rentals. "These complaints include unfamiliar cars blocking driveways, late night parties on formerly quiet streets, and concerns about child safety in an environment with fewer familiar eyes on the street."[3]

For this study, we reviewed nuisance reports for 6 cities and found that the cities of Goleta, Santa Barbara and Ventura monitor these reports for homes designated as STRs. No such designation exists in Santa Maria, Lompoc, Carpinteria, or the unincorporated areas of Santa Barbara County.

The fact that the majority of cities have not deemed it necessary to establish a zoning designation for homes being used as STRs (for the purpose of monitoring complaints and/or safety issues) is evidence that they generally are not considered safety threats in neighborhoods.

In the City of Goleta, there have been no reports or complaints filed regarding short-term rentals since the monitoring started in February 2015. Our contact at the City of Goleta was Vyto Adomaitis, Director, Neighborhood Services and Public Safety.

In the City of Ventura, the monitoring of STR homes commenced in November 2015. We spoke to Noelle Sorensen, the administrator in the City of STRs. She indicated that no nuisance reports had been received regarding STRs in the 5-month period between the inception of the program and April 1, 2016.

However, in the City of Santa Barbara, there is a zoning designation for homes that rent short term, and this designation has been in effect for approximately 10 years.

In a report to the City Council, staff wrote the following:

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[1] "The Effect of Short Term Rentals on the Supply of Housing in Santa Barbara City and County," a report prepared by the California Economic Forecast, May 12, 2015.

[2] AirBnB, rising rent, and the housing crisis in Los Angeles, http://www.laane.org/wp-content/uploads/2015/03/AirBnB-Final.pdf

[3] *ibid.*, page 21

Executive Summary

The purpose of this report is to present data-supported analysis and conclusions regarding the incidence of nuisance complaints for Short-Term Rentals (STRs) in cities and unincorporated areas along the Central Coast. This study addresses the specific question: Do short-term rentals cause an increase in nuisance complaints in Central Coast cities?

Nuisance complaints can be associated with safety issues for residential neighborhoods. Nuisance reporting includes noise, parking on front yards or setbacks, trash, suspicious activity, abandoned automobiles, and outside storage.

The areas that we evaluated for nuisances included the cities of San Luis Obispo, Santa Maria, Lompoc, Solvang, Goleta, Santa Barbara, Carpinteria, Ventura, Thousand Oaks, and the unincorporated areas of Santa Barbara County.

Nuisance report data for STRs are only collected in three cities along the Central Coast: Santa Barbara, Goleta, and Ventura. For Santa Barbara, the compiling of nuisance reported data for STRs began in 2006. For Goleta and Ventura, the compiling of nuisance reported data for STRs began in 2015.

For **STR residential homes**, the rate of nuisance reporting per year is as follows:

Area	Reporting Period	Nuisance Report Rate per Home
Santa Barbara City	01/06 – 05/16	0.00662
City of Goleta	02/15 – 05/16	0.00
City of Ventura	11/15 – 04/16	0.00

Nuisance report rates for all residential homes were compiled for the areas that maintain such records. These areas include the cities of Santa Barbara, Santa Maria, Thousand Oaks, and San Luis Obispo, and the unincorporated areas of Santa Barbara County.

For **ALL residential homes**, the rate of nuisance reporting per year is as follows:

Area	Reporting Period	Nuisance Report Rate per Home
City of Santa Barbara	01/06 – 05/16	0.00699
City of Santa Maria	03/97 – 03/16	0.065
Unincorporated Santa Barbara County		
Including Isla Vista	01/15 – 12/15	0.045
Excluding Isla Vista	01/15 – 12/15	0.014
Thousand Oaks	01/15 – 12/15	0.025
San Luis Obispo	01/15 – 12/15	0.019

The results above indicate that the nuisance report rates for STRs in Santa Barbara City, the City of Goleta, and the City of Ventura are substantially less than the nuisance report rate for all residential homes in Santa Maria, the unincorporated area of the County, Thousand Oaks, and San Luis Obispo.

Furthermore, the nuisance report rate for STRs in Santa Barbara City is slightly lower than the rate for all residential properties in the City.

Consequently, the findings of this study strongly suggest that the presence of STRs do not result in heightened nuisance issues in Central Coast residential neighborhoods. Moreover, the presence of STRs may actually reduce the rate of nuisance complaints; possibly because of the type of occupant that utilizes STRs.

> The City has seen a slight rise in complaints about vacation rentals, and the majority involve cases where the entire housing unit is being rented out as a vacation rental. The City has received very few complaints to date where a single room is rented out and the primary occupant remains on the property. Vacation rental complaints are extremely challenging enforcement cases, as the activity is not necessarily easily observed from the street or visible to the public. Since 2004, over 60 complaints regarding vacation rentals have been received. Zoning staff has been able to verify noncompliance and successfully abate most of those cases. The remaining cases were closed due to lack of evidence to confirm a violation. Currently, there are seven vacation rental complaints under investigation by zoning enforcement staff.[4]

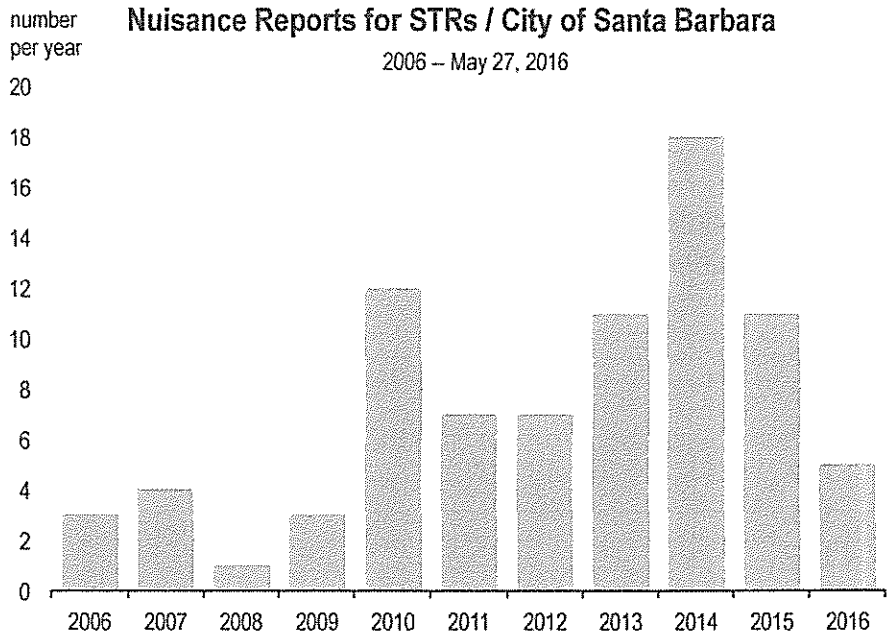
We requested and were able to obtain nuisance report information from the Code Enforcement Department of the City of Santa Barbara, annually from 2006 through May of 2016.[5] For this 10 ½ year period, there were a total of 82 nuisance complaints:

2006	3
2007	4
2008	1
2009	3
2010	12
2011	7
2012	7
2013	11
2014	18
2015	11
2016	5

Source: Andrew Perez, Code Enforcement Officer, City of Santa Barbara

[4] City of Santa Barbara Staff Report to the City Council; Subject: the Council Direction on Short-Term Vacation Rental Regulations, June 23, 2015, pages 5 and 6.

[5] The data was provided by Andrew Perez on May 27, 2016. (805) 564-5470 x4559. The reports for 2016 were year-to-date.



82 nuisance reports over a 10.42 year period produces an average of 7.9 nuisance complaints coming from STRs per year.

There are 1,193 STRs operating in the City of Santa Barbara as of 2015[6] and 7.9 nuisance reports per year on average. The rate of STR nuisance reports in the City of Santa Barbara for STRs is therefore:

7.9 reports per year / 1,193 STRs = 0.00662 nuisance reports per STR per year.

Nuisance Reports for ALL Residential Properties

Nuisance and/or noise complaint data for ALL residential properties is available for the City of Santa Maria, the unincorporated areas of Santa Barbara County, the City of San Luis Obispo, the City of Thousand Oaks, and the City of Santa Barbara.

Nuisance and/or noise complaint data for ALL residential properties was not available for the cities of Goleta and Ventura until only recently. For Lompoc, Solvang or Carpinteria, no complaint data on nuisance issues could be acquired because databases do not exist for non-STR properties in these jurisdictions. For the City of Santa Barbara nuisance report

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[6] See: TXP, Inc., "The Local Economic Impact of Short Term Rentals in Santa Barbara, CA," Fall 2015, and page 7 of our first report entitled: "The Effect of Short Term Rentals on the Supply of Housing in Santa Barbara City and County," *op. cit.*

data for all residential properties was obtained annually for the 2006 though June 2016 period.[7]

City of Santa Barbara

The report data for the City of Santa Barbara originate in 2006 and are available annually through May of 2016. Total residential nuisance complaints per year are as follows:

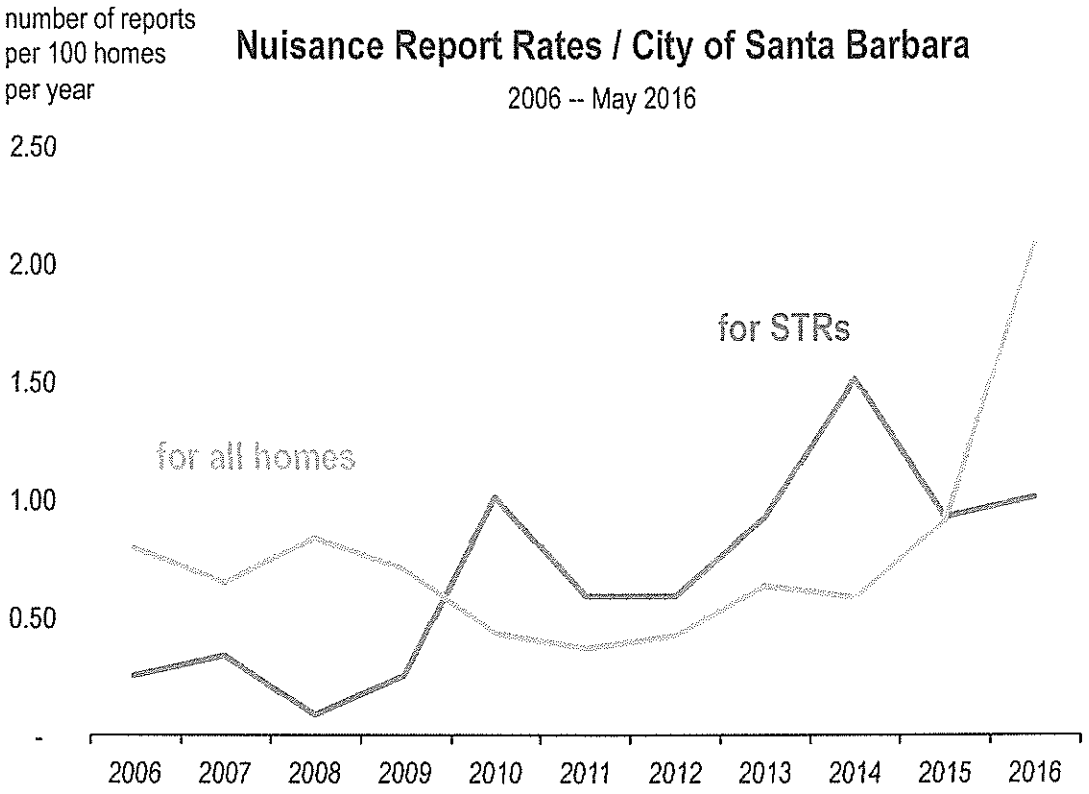
2006	278
2007	228
2008	294
2009	247
2010	151
2011	130
2012	151
2013	228
2014	210
2015	329
2016	378

Annual information on the occupied housing stock for the City of Santa Barbara was obtained from the Department of Finance, Report E-5 for all years since 2006. Consequently, a nuisance report rate for all residential properties could be computed each year.

For 2016, the annual rate was adjusted to account for the partial year-to date- in which total nuisance complaints have been received. There have been an extraordinary number of complaints during the first 6 months of 2016 for all residential properties in the City. The nuisance report rate was 0.0208 per home, or 2.08 per 100 homes.

The annual average over the entire 2006 to 2016 period was 0.00699 complaints per home (or 0.761 complaints per 100 homes).[8] A chart of the nuisance rate for STRs and All Residential Homes in Santa Barbara is presented here:

[7] This information was received from Andrew Perez in Code Enforcement on June 27, 2016.
[8] See Appendix A.



The nuisance report rates over time for STRs versus All Homes are very close. The rate for STRs was the lower rate from 2006 to 2009. The rate for All Homes was lower between 2010 and 2014. The rates were even in 2015. The rate for All Homes is substantially higher this year.

City of Santa Maria

The reports for the City of Santa Maria span 19 years and pertain to all properties. The total for the March 1997 to March 2016 period shows 38,131 complaints. Many of these complaints would not be the type associated with a short term rental, such as not having a temporary use permit, business sales without permits, keeping of roosters, living in recreational vehicles, legal recordings, conducting business in a residential neighborhood, or vector issues. If these are omitted, the total shrinks to 33,373, an average of 1,756 per year.

There are 27,185 occupied residential units in the City of Santa Maria. The average number of occupied housing units over the 19-year period was 26,936. Consequently, the rate of relevant nuisance reports is:

1,756 / 26,936 = 0.065 per home per year.

Unincorporated Areas of Santa Barbara County

For the unincorporated area of Santa Barbara County, we obtained the following information on noise complaints:

Unincorporated Area	2014	2015
Santa Barbara	152	174
Santa Maria	261	210
Lompoc	69	55
Santa Ynez	51	67
Isla Vista	1,353	1,476
Montecito/Summerland Area	91	68
Totals	1,977	2,050

Total residential units that are occupied in the unincorporated area of the County sum to 45,992.[9]

For 2015, the noise complaint rate was:

2,050 / 45,992 = 0.0446 complaints per home

The rate is clearly skewed upward, by Isla Vista.

If Isla Vista is removed from the rate determination for the unincorporated area noise complaint rate, the rate declines to:

574 complaints / 40,828 occupied housing units[10] = 0.0140 per home

San Luis Obispo and Thousand Oaks

We obtained information on nuisance reports in 2015 for Thousand Oaks and San Luis Obispo. The nuisance report rate for each was:

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[9] The housing stock information is from Table 2 of Report E-5 City/County Population and Housing Estimates 1/1/2015, from the Department of Finance, Population Research Unit.

[10] There are 5,164 occupied housing units in Isla Vista. If these are removed from the total occupied housing units in the unincorporated area of Santa Barbara County (45,982), the total is reduced to 40,828. See http://islavista.areaconnect.com/statistics.htm

	Nuisance Report Rate per Home
San Luis Obispo	0.0252
Thousand Oaks	0.0193

Calculations for these rates: see Appendix A

Conclusion

One of the principal efforts to monitor the nuisance and/or safety issues associated with STRs in residential neighborhoods is to determine how many complaints are filed by neighbors for disturbances coming from STR homes.

Nuisance Reports for Short Term Rental Properties

An average of 7.9 nuisance complaints per year for STR properties in the City of Santa Barbara were received over a 10.42 year period, ending May 2016. The rate of complaints per STR home is 0.0066 per year.

Zero nuisance complaints have been recorded for STR properties in the City of Goleta since monitoring commenced in February 2015. Zero nuisance complaints have been recorded for STR properties in the City of Ventura since monitoring commenced in November 2015.

Nuisance Reports for ALL Residential Properties

Nuisance and/or noise complaint data for ALL residential properties is available for the City of Santa Maria, the Unincorporated Areas of Santa Barbara County, the City of San Luis Obispo, the City of Thousand Oaks, and the City of Santa Barbara.

Nuisance and/or noise complaint data for ALL residential properties was not available for the cities of Goleta or Ventura until just recently. Complaint data is entirely unavailable for Lompoc, Solvang or Carpinteria because databases do not exist-for non-STR properties.

The nuisance report rates for STRs in Santa Barbara, Goleta, and Ventura are substantially less than the nuisance report rate for all residential homes in the cities for which data could be obtained. For the City of Santa Barbara, the two rates were approximately the same, but slightly lower for STRs over the entire 2006-2016 period of examination.

Consequently, the findings of this study strongly suggest that the presence of STRs do not result in heightened nuisance issues in Central Coast residential neighborhoods. Moreover, the presence of STRs may actually reduce the rate of nuisance complaints in residential neighborhoods.[11]

[11] See Appendix B

Appendix A / Methodology and Calculations

A number of cities in the central coast were contacted to obtain reports on residential nuisances. For the central coast, the cities of Santa Barbara, Goleta, Carpinteria, Santa Maria, Ventura, Solvang, Thousand Oaks, Lompoc, and San Luis Obispo were contacted. We requested reports of the number of nuisance calls made on residential properties over time.

However, not every city maintained data on nuisance reports and virtually no cities maintained information that was separate between STR classified houses and non-STR classified homes. The cities of Santa Barbara and Goleta were the only two cities in our sample that tracked nuisance reports separately for STR classified properties and non-STR classified properties.

In fact, some cities, such as Lompoc, had no information on nuisance reports whatsoever. Furthermore, Solvang, Ventura, and Carpinteria reported that even though they have a Code Enforcement Division, they do not track the number of nuisance reports received over time, nor do they have any record of the current number of nuisance reports.

Below is a table that presents our city contacts:

Location	Contact(s)
Santa Barbara City	Andrew Perez
City of Goleta	Vyto Adomaitis
Carpinteria	Silvia Echeverria
Santa Maria	Ezekial Moran
Santa Barbara County - Uninc.	Jessica Metzger
Ventura	Noelle Sorensen
Solvang	805 - 688 - 5575 (Name Not Given)
Thousand Oaks	Geoff Ware
San Luis Obispo	805 - 781 - 7311 (Name Not Given)

Following receipt of the nuisance reported information from the cities, a ratio of nuisance reports per occupied housing unit was created by city for each year. The ratio was scaled per 100 homes.

San Luis Obispo

Year	Housing Stock	DAC Reports	Reports per 100 Homes
2006	17867	1217	6.81
2007	17906	1286	7.18
2008	18022	1364	7.57
2009	18083	1148	6.35
2010	17,711	785	4.43
2011	17,720	639	3.61
2012	17,720	544	3.07
2013	17629	515	2.92
2014	17679	549	3.11
2015	17752	448	2.52

Average for 2006 to 2015 4.76

Thousand Oaks

Year	Housing Stock	Reports	Reports per 100 Homes
2011	45913	879	1.91
2012	46278	1039	2.25
2013	46723	743	1.59
2014	46914	1327	2.83
2015	47095	907	1.93

Average for 2011 to 2015 2.10

Santa Maria

Year	Housing Stock	Reports per year	Reports per 100 Homes
1997 - 2015 Cumulative	26936	1756	6.52

Santa Barbara Unincorporated Cumulative

Year	Housing Stock	Reports	Reports per 100 Homes
2014	45751	1977	4.32
2015	45992	2050	4.46

Average for 2014-2015 4.39

City of Santa Barbara

The total number of nuisance reports for STR properties in the City of Santa Barbara is 82 between January 2006 and May 2016. The average per year is therefore 82 / 10.42 years = 7.9. Total STR housing stock has been estimated at 1,193 in the City of Santa Barbara. The rate is therefore:

7.9 / 1,193 = 0.00662 per home

Year	Number of STRs	Reports for STR	Reports per 100 STR Homes	adjusted
2006	1,193	3	0.25	0.25
2007	1,193	4	0.34	0.34
2008	1,193	1	0.08	0.08
2009	1,193	3	0.25	0.25
2010	1,193	12	1.01	1.01
2011	1,193	7	0.59	0.59
2012	1,193	7	0.59	0.59
2013	1,193	11	0.92	0.92
2014	1,193	18	1.51	1.51
2015	1,193	11	0.92	0.92
2016	1,193	5	0.42	1.01
Average rate for the 2006 to 2016 period			0.625	0.0662

Year	Housing Stock	Total Reports	Reports per 100 Homes	adjusted
2006	35,168	278	0.79	0.79
2007	35,270	228	0.65	0.65
2008	35,372	294	0.83	0.83
2009	35,413	247	0.70	0.70
2010	35,449	151	0.43	0.43
2011	35,633	130	0.36	0.36
2012	35,793	151	0.42	0.42
2013	36,154	228	0.63	0.63
2014	36,250	210	0.58	0.58
2015	36,337	329	0.91	0.91
2016	36,383	378	1.04	2.08
Average rate for the 2006 to 2016 period			0.667	0.0699

The adjusted column adjusted the rate for the full calendar year;
only 2016 has been adjusted, based on reports for the first 5 months of 2016

Source: Andrew Perez City of Santa Barbara

For all residential properties in the City, the total number of nuisance complaints over the 10.5 year period (January 2006 through June 2016) was 2,624. The average per year is:

2,624 / 10.5 years = 249.9 per year

The average annual occupied housing stock in the City of Santa Barbara over the 2006 to 2016 time period was 35,747 homes. The nuisance rate is therefore:

249.9 / 35,747 = 0.006991 per home

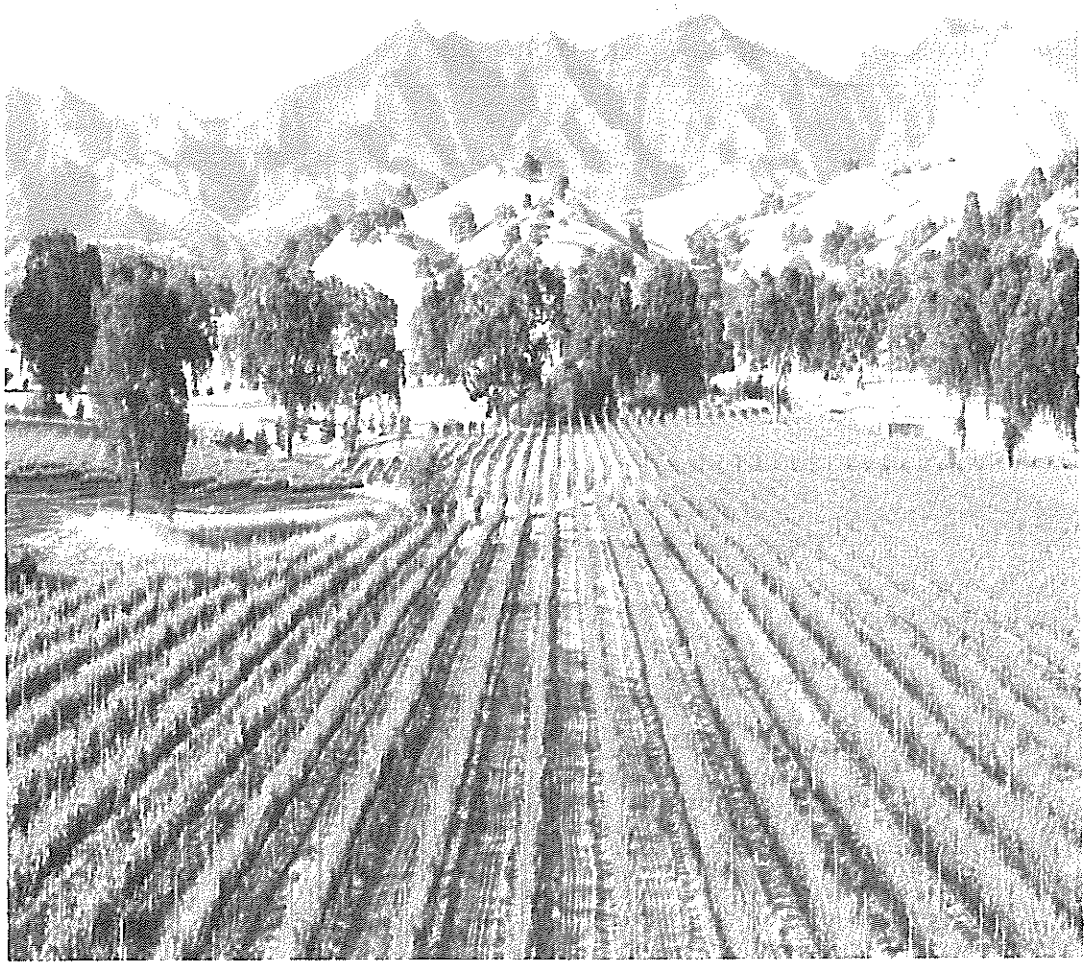
Appendix B

STRs may actually reduce the rate of nuisance complaints in residential neighborhoods

Because of the type of home (and therefore the type of occupant) that typically engages in STR activity, this conclusion should intuitively follow. A survey that was conducted of 319 STR homeowners indicated that the value of the median home was $2.6 million.[12]

Occupants of these types of properties are more likely to be older and more affluent than the typical homeowner in Santa Barbara. More affluent and older users of STRs are going to be less likely to create nuisances in City neighborhoods.

[12] *op.cit.*, "The Effect of Short Term Rentals on the Supply of Housing in Santa Barbara City and County," a report prepared by the California Economic Forecast, May 12, 2015. See page 13



TXP, Inc.
1310 South 1st Street #105
Austin, Texas 78704
www.txp.com

Overview

Short term rentals (STR) are an increasingly popular lodging choice for travelers in almost all communities in the United States. With the growth of online reservation systems such as HomeAway and AirBnB, visitors are better able to select the accommodation style that fits their needs. Communities are increasingly focused on how best to appropriately incorporate STR properties into their existing regulatory and fiscal framework. This impact analysis is meant to inform the discussion of STR regulations in the Santa Barbara area.

Tourism has been a significant part of the Santa Barbara county economy for decades. With thousands of visitors drawn to the area's scenic beauty, calm atmosphere, and award-wining wineries and restaurants, the region benefits from a wide variety of lodging options. STRs have become an important part of the lodging market for the Santa Barbara area, with beach homes that boast great weather and spectacular coastal scenery and vineyard retreats that provide access to one of California's finest wine regions.

For the purpose of this study, STRs are defined as residential properties that are available to be rented for a period of less than 30 days. Any properties self-identifying as a short term or vacation rentals, as well as properties listed on major short term and vacation rental websites, were included. These properties tend to be rented out for leisure travel and for less than a month at a time. This report will refer to two areas of analysis – the City of Santa Barbara and the rest of Santa Barbara County (which includes the County's other municipalities as well as unincorporated areas of the County) – which can be summed to provide a total County-level figure.

The report that follows provides an overview of tourism trends in the Santa Barbara area, specific characteristics of the local STR market, and a discussion of the methodology, findings, and conclusions of the economic impact analysis.

Spending by STR guests contributes significantly to the Santa Barbara area economy. Nearly half the total County impact accrues to the City of Santa Barbara. The overall impact of STRs throughout Santa Barbara County in 2014 accounted for more than $471.6 million in economic activity and nearly 5,000 jobs.

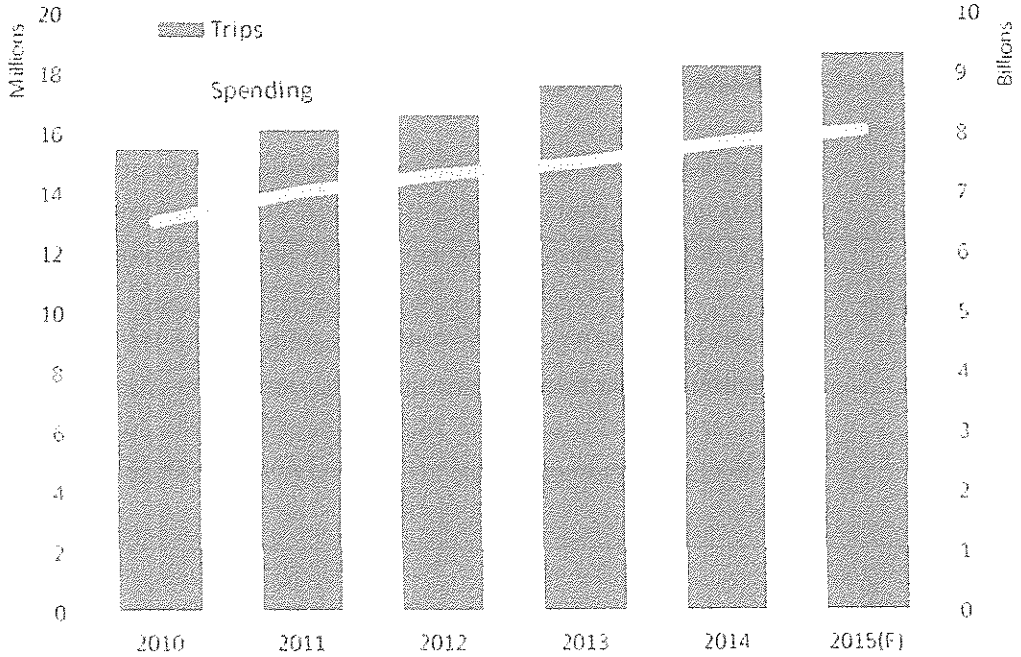
Tourism and the Santa Barbara Area Economy

Overall Context

With the draw of both coastline and vineyards, tourism is a central component of the Santa Barbara area economy. In a study conducted in 2012, the Santa Barbara County Workforce Investment Board found that the Agriculture, Tourism, and Wine industry cluster was the county's largest employer. Including wineries, accommodations, and amusement and recreation providers, this cluster accounts for more than 15 percent of the county's workforce. Though employment in these sectors is vulnerable to economic cycles, both total employment and the average annual wage per worker in tourism-related industries have seen a 25 percent increase over the past decade. The Workforce Investment Board forecast nearly 5 percent annual growth in Agriculture, Tourism, and Wine industry cluster employment over the next few years.

Nearly 19 million person-trips to the Central Coast region brought approximately $9 billion worth of direct tourist spending to the area in 2015. The region has seen a steady increase in both trips and spending over the past five years. Direct tourist spending in Santa Barbara County accounts for more than $2 billion of the larger Central Coast figure and has increased by nearly 50 percent in the past decade. In 2014, this direct tourist spending generated more than $170.4 million in state and local tax for the communities in Santa Barbara County.

Figure 1: Total Annual Trips and Visitor Spending for California's Central Coast Region



Source: Tourism Economics; D.K. Shifflet & Associates (Note: Figures for 2015 are projections.)

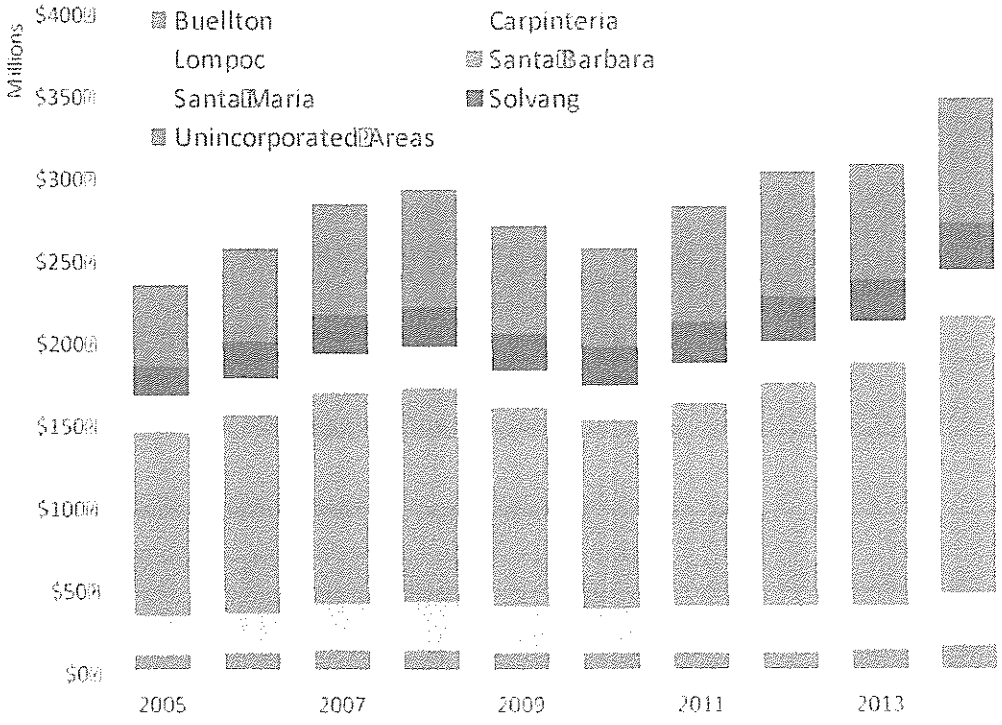
The hotel industry throughout Santa Barbara County has seen similar growth. Occupancy rates are estimated to climb well over 76 percent in 2015. By contrast, nationally hotels averaged 64.4 percent occupied in 2014. This, together with a climbing average daily rate, indicates that demand for hotel room-nights continues to far outpace supply. Going back a full decade it is possible to see the tourism industry following national economic trends, with a decline in room sales in 2009 and 2010 followed by a recovery from 2011 to the present. Throughout the past decade, the proportion of tourist activity in different areas of Santa Barbara County has remained consistent, with the City of Santa Barbara accounting for nearly half of all visitor stays.

Figure 2: Annual Hotel Industry Indicators in Santa Barbara County

Year	Annual Room Supply	Market Occupancy	Average Daily Rate
2011	1,950,925	69.8%	$168.89
2012	1,972,825	71.4%	$174.78
2013	2,003,211	73.4%	$185.72
2014	2,007,135	75.6%	$199.30
2015(P)	2,023,925	76.4%	$212.27

Source: PKF Consulting (Note: Figures for 2015 are projections.)

Figure 3: Annual Taxable Room Sales



Source: Dean Runyan for Travel California

Short Term Rentals in the Santa Barbara Area

The STRs located throughout Santa Barbara County include rural ranch getaways, city-center condos, beach-adjacent vacation homes, and properties neighboring the county's vineyards. They provide additional rooms to supplement the supply of local hotel rooms, which is currently facing very high demand. Approximately 2,550 unique STR properties were listed in 2014 throughout Santa Barbara County across a variety of major online vacation rental platforms.

Regulation of STRs in Santa Barbara County differs dramatically depending on both specific municipal or county code, as well as enforcement of those statues. Even so, there is a uniformity throughout the County in that room rentals (sometimes called "home stays," in which a homeowner rents out a room or rooms in their home while they remain on-site) are considered different from the rental of an entire property. It is the increased demand for property rentals, with continued regulatory uncertainty, which has contributed to conflict between STR owners, guests, and neighbors in the Santa Barbara area. The following jurisdictions have recently taken steps to clarify their restrictions and permissions associated with STRs:

- **City of Buellton:** The City issued cease-and-desist letters to six STR operators in April 2015 as the current municipal code prohibits bars and motels from operating within a single-family residential zoning district. Buelton is in the process of adopting an ordinance which will explicitly ban STRs from single-family residential zoned areas.

- **City of Carpinteria:** STRs are prohibited in single-family residential neighborhoods but allowed in multifamily and commercial areas. The majority of the nearly 300 licensed STR properties are concentrated along the beach and downtown. Currently, the City of Carpinteria is considering capping the total number of STRs permitted to operate.

- **City of Goleta:** Homeowners who obtain a license and operation permit, provide a "nuisance response" plan, and acquire a $1,500 surety bond are allowed to operate an STR regardless of how their property is zoned.

- **City of Santa Barbara:** Current municipal zoning code prohibits STRs, considered businesses, in residential neighborhoods. This ban was upheld by a unanimous city council vote this summer. However, the City of Santa Barbara has been allowing STRs to register and operate throughout the city even in prohibited zones for a number of years. Property owners were required to secure a business license from the City and pay applicable transient occupancy

taxes to the City and State. These registered STRs contribute more than $1 million annually in transient occupancy tax to the City of Santa Barbara. As a part of the resolution affirming the STR ban for residential neighborhoods, existing, licensed STRs are allowed to operate until the end of the year. Approximately 350 STRs are registered with the City of Santa Barbara. More than 70% of these are in residential neighborhoods and will be impacted by the City's enforcement of its zoning restrictions going forward.

- **City of Solvang:** In 2014, the City of Solvang allowed nine STRs already operating to continue their operations as part of a sanctioned "tourism zone."

- **Unincorporated Santa Barbara County:** STRs are not defined under the County's code. Currently the County has allowed property owners to register and operate STRs, provided that they collect and remit the appropriate transient occupancy taxes. The County Treasurer-Tax Collector estimates that there are more than 430 STRs registered in unincorporated parts of the County.

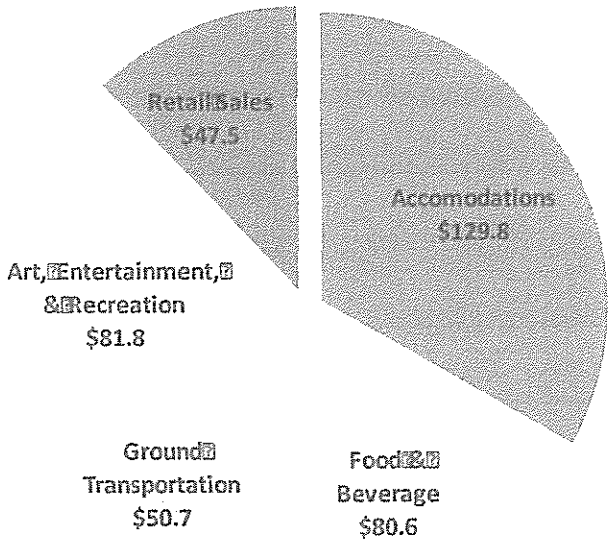
Economic Impact Calculations

The economic impact of STRs in Santa Barbara in 2014 was calculated by first estimating the direct accommodations spending by visitors using STRs. Next, this figure was used as the basis of calculating total STR direct spending. Using these figures, specific multipliers provided by the US Bureau of Economic Analysis RIMS II industry model for the Santa Barbara MSA were used to estimate the ripple effects of the induced and indirect impacts; the combination of these ripple effects and the direct spending forms the total economic impact.

Visitor Direct Related Spending Estimates

Using a combination of data provided by STR property owners/managers and web-based vacation rental marketplaces the aggregate direct spending on lodging by STR guests in Santa Barbara County totaled $129.8 million in 2014. As a part of the study, survey data was collected from property owners and managers for nearly 100 local properties. HomeAway provided data for the approximately 2,300 properties listed with their family of websites throughout all parts of Santa Barbara County. Data was also collected from other websites used for advertising and renting STRs, including AirBnB, Craigslist, and FlipKey. As all of our survey respondents indicated using one or more website to advertise and rent their properties, efforts were made to eliminate duplicative data. The estimated 2014 total revenue for STRs was validated using local stakeholder information and publicly availably datasets including Visit California's travel impact figures, produced by Dean Runyan.

Figure 4: 2014 Total Direct STR Visitor Spending in Santa Barbara County ($millions)



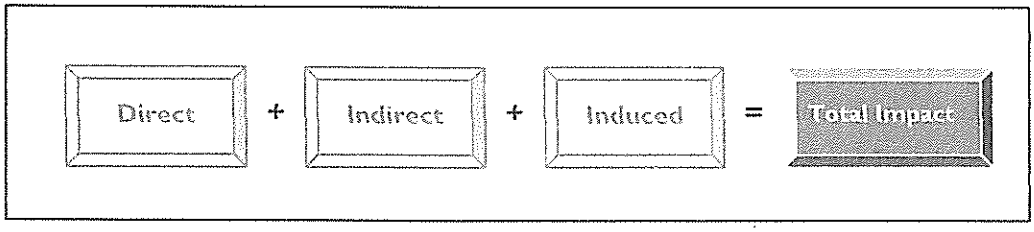
Source: US Bureau of Economic Analysis; Destination Analysts, Inc.; TXP, Inc.

Using data from the 2013 Santa Barbara South Coast Visitor Profile produced by Destination Analysts, Inc., it was possible to determine the proportion of tourism spending attributable to lodging in Santa Barbara County. This ratio was then applied to the amount spent by guests at STRs to calculate the total direct spending by STR users in 2014. This ratio of direct spending in different industry categories (i.e. lodging, food and beverage, recreation, retail, and transportation) was validated using data from the US Bureau of Economic Analysis' Travel and Tourism Satellite Accounts dataset. Visitors to Santa Barbara County spend proportionally more on accommodations and food, but less on retail sales and local transportation, during their stay than the national average. For every $100 a traveler spent on lodging, they spent an additional $62 on food, $39 on local transportation, $63 on recreation activities, and $37 on retail shopping in the local economy. As a result, the total direct spending by STR visitors in Santa Barbara County in 2014 is estimated at $390.4 million.

Economic Impact Methodology

The economic impacts extend beyond the direct activity outlined above. In an input-output analysis of new economic activity, it is useful to distinguish three types of expenditure effects: direct, indirect, and induced. Direct effects are production changes associated with the immediate effects or final demand changes. The payments made by a visitor to a hotel operator or taxi driver are examples of a direct effect.

Figure 5: The Flow of Economic Impacts



Indirect effects are production changes in backward-linked industries caused by the changing input needs of directly affected industries – typically, additional purchases to produce additional output. Satisfying the demand for an overnight stay will require the hotel operator to purchase additional cleaning supplies and services, for example, and the taxi driver will have to replace the gasoline consumed during the trip from the airport. These downstream purchases affect the economic status of other local merchants and workers.

Induced effects are the changes in regional household spending patterns caused by changes in household income generated from the direct and indirect effects. Both the hotel operator and taxi driver experience increased income from the visitor's stay, for

example, as do the cleaning supplies outlet and the gas station proprietor. Induced effects capture the way in which this increased income is spent in the local economy. Once the ripple effects have been calculated, the results can be expressed in a number of ways. Four of the most common are "Output," which is equivalent to sales; "Value-Added," which is sales minus the cost of goods sold; "Earnings," which represents the compensation to employees and proprietors; and "Employment," which refers to permanent, full-time jobs that have been created in the local economy.

The interdependence between different sectors of the economy is reflected in the concept of a "multiplier." An output multiplier, for example, divides the total (direct, indirect and induced) effects of an initial spending injection by the value of that injection – i.e., the direct effect. Larger multipliers mean greater interdependence among different sectors of the economy. An output multiplier of 1.4, for example, means that for every $1,000 injected into the economy, another $400 in activity is produced in all sectors.

Economic Impact Results

The $390.4 million in direct spending by visitors to Santa Barbara County staying in STR properties in 2014 created a total economic activity of $471.6 million, earnings of $133.4 million, and nearly 5,000 jobs in the regional economy. The majority of this generated activity is concentrated in the sectors with the highest direct tourism spending, such as Food Services and Arts, Entertainment, and Recreation.

Even so, the spending patterns of STR users, and particularly the indirect and induced effects of their lodging spending, are different than those visitors staying in traditional hotel/motel accommodations. To capture this difference, the total impact of lodging spending by STR users was calculated through the Households sector of the economy, rather than the Accommodations sector. The following tables details the total industry-level impact of STRs in the City of Santa Barbara, the rest of Santa Barbara County, and the total impacts for Santa Barbara County overall. As the City of Santa Barbara is home to the largest cluster of STRs in the county, it is not surprising that just under half of the total county-level impact is accrues from these City of Santa Barbara STRs.

Further benefits accrue to local cities, counties, and the State of California from taxes assessed on direct spending by visitors, as well as realizing revenue associated with the ripple effects of that spending.

Figure 6: Economic Impact of Short Term Rentals in the City of Santa Barbara

Industry	Output	Value-Added	Earnings	Jobs
Ag., forestry, fishing, & hunting	$642,992	$258,279	$206,636	5
Mining	$883,705	$605,665	$101,141	1
Utilities	$1,176,598	$628,793	$113,003	1
Construction	$1,843,460	$989,072	$513,537	9
Manufacturing (durable goods)	$1,835,631	$769,498	$382,315	7
Manufactur. (nondurable goods)	$4,380,364	$1,307,494	$574,587	11
Wholesale trade	$4,015,897	$2,723,120	$1,123,803	16
Retail trade	$22,639,204	$14,737,303	$6,541,010	251
Transportation & warehousing	$26,714,853	$12,358,184	$8,653,102	290
Information	$4,453,773	$2,613,235	$1,001,305	13
Finance & insurance	$6,807,978	$3,509,882	$1,585,504	25
Real estate, rental, & leasing	$26,104,748	$18,257,993	$3,666,096	138
Prof., scientific, & tech. services	$6,443,507	$4,040,465	$2,417,688	35
Management of companies	$2,972,850	$1,783,433	$1,065,008	10
Admin. & waste manag. services	$5,172,149	$3,241,695	$1,975,683	59
Educational services	$1,844,158	$1,128,339	$742,826	22
Health care & social assistance	$12,479,818	$7,498,297	$4,695,542	105
Arts, entertainment, & recreation	$39,541,768	$22,012,140	$11,430,290	590
Accommodation	$1,896,883	$1,201,094	$494,635	15
Food services & drinking places	$42,695,946	$22,505,206	$13,177,067	664
Other services	$6,155,314	$3,413,342	$1,807,199	48
Households	n/a	$142,844	$142,844	12
Total	$220,701,596	$125,725,374	$62,410,824	2,328

Source: TXP

Figure 7: Economic Impact of Short Term Rentals in the Rest of Santa Barbara County

Industry	Output	Value Added	Earnings	Jobs
Ag., forestry, fishing, & hunting	$731,036	$293,645	$234,930	5
Mining	$1,004,709	$688,598	$114,990	1
Utilities	$1,337,708	$714,893	$128,477	1
Construction	$2,095,883	$1,124,504	$583,855	11
Manufacturing (durable goods)	$2,086,982	$874,865	$434,665	8
Manufactur. (nondurable goods)	$4,980,163	$1,486,528	$653,265	12
Wholesale trade	$4,565,789	$3,095,994	$1,277,684	19
Retail trade	$25,739,164	$16,755,265	$7,436,663	285
Transportation & warehousing	$30,372,887	$14,050,376	$9,837,962	330
Information	$5,063,623	$2,971,062	$1,138,413	14
Finance & insurance	$7,740,186	$3,990,486	$1,802,605	29
Real estate, rental, & leasing	$29,679,241	$20,758,039	$4,168,090	157
Prof., scientific, & tech. services	$7,325,809	$4,593,722	$2,748,739	40
Management of companies	$3,379,919	$2,027,637	$1,210,838	12
Admin. & waste manag. services	$5,880,365	$3,685,577	$2,246,211	67
Educational services	$2,096,676	$1,282,841	$844,541	25
Health care & social assistance	$14,188,666	$8,525,031	$5,338,497	120
Arts, entertainment, & recreation	$44,956,177	$25,026,237	$12,995,426	671
Accommodation	$2,156,621	$1,365,558	$562,365	17
Food services & drinking places	$48,542,253	$25,586,818	$14,981,387	754
Other services	$6,998,154	$3,880,727	$2,054,656	55
Households	n/a	$162,404	$162,404	13
Total	$250,922,011	$142,940,805	$70,956,663	2,648

Source: TXP

Note: The "rest of Santa Barbara County" refers to the County's municipalities, excluding the City of Santa Barbara, as well as unincorporated areas of the County

Figure 8: Total Economic Impact of Short Term Rentals in Santa Barbara County

Industry	Output	Value-Added	Earnings	Jobs
Ag., forestry, fishing, & hunting	$1,374,028	$551,924	$441,566	10
Mining	$1,888,414	$1,294,263	$216,132	2
Utilities	$2,514,305	$1,343,686	$241,480	2
Construction	$3,939,343	$2,113,576	$1,097,393	20
Manufacturing (durable goods)	$3,922,613	$1,644,363	$816,980	15
Manufactur. (nondurable goods)	$9,360,527	$2,794,022	$1,227,852	23
Wholesale trade	$8,581,685	$5,819,114	$2,401,487	35
Retail trade	$48,378,369	$31,492,568	$13,977,673	536
Transportation & warehousing	$57,087,740	$26,408,559	$18,491,064	620
Information	$9,517,396	$5,584,298	$2,139,718	27
Finance & insurance	$14,548,164	$7,500,367	$3,388,110	54
Real estate, rental, & leasing	$55,783,990	$39,016,032	$7,834,186	295
Prof., scientific, & tech. services	$13,769,317	$8,634,187	$5,166,427	76
Management of companies	$6,352,768	$3,811,070	$2,275,846	22
Admin. & waste manag. services	$11,052,514	$6,927,272	$4,221,894	126
Educational services	$3,940,834	$2,411,180	$1,587,367	47
Health care & social assistance	$26,668,484	$16,023,328	$10,034,038	225
Arts, entertainment, & recreation	$84,497,945	$47,038,377	$24,425,716	1,261
Accommodation	$4,053,503	$2,566,651	$1,057,000	33
Food services & drinking places	$91,238,200	$48,092,024	$28,158,454	1,418
Other services	$13,153,468	$7,294,069	$3,861,855	102
Households	n/a	$305,248	$305,248	25
Total	$471,623,607	$268,886,179	$138,367,434	4,974

Source: TXP

Conclusions

The economic impact of STRs is substantial. STR guest spending ultimately creates thousands of jobs and millions of dollars of economic output, wages, and tax revenue in the local economy each year. This appears to be largely net new spending as recent increases in STR activity have coincided with growth in tourism-related activity throughout the Santa Barbara area. The historically high county-wide hotel occupancy rates indicate STRs are complementary, rather than substitute, goods in the local accommodations market. As such, STRs are a vital component of the overall local lodging portfolio and play an important role in the greater tourism-related economy of the Santa Barbara area.

The Effect of Short Term Rentals on The Supply of Housing in Santa Barbara City and County

What is the effect of the short-term rental (STR) market on the supply of long-term housing?

A report prepared by the

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May 12, 2016

FINAL REPORT

Executive Summary

The purpose of this report is to present data-supported analysis and conclusions regarding the impact of Short-Term Rentals (STRs) on the supply of long-term housing in Santa Barbara City and County.

Short-Term Rentals (STRs) have grown to represent an important economic engine for the local economy. A recent STR Economic Impact Report for the Santa Barbara area concluded that the operation of STRs creates approximately $471 million in overall economic activity per year, and approximately 5,000 jobs. STRs also provide significant annual Transient Occupancy Tax revenues to Santa Barbara City and Santa Barbara County.

However, community members and decision makers are concerned about the impact of STRs on the supply of long-term housing.

Is there a valid concern that the long-term rental housing supply in the City and County of Santa Barbara is negatively impacted by the operation of STRs? Yes. However the degree to which the supply is impacted is negligible, far less than presumed.

As a principal part of the study methodology, survey requests were sent to STR property owners in Santa Barbara City and County. The survey was conducted during the month of March 2016.

Key Results of the Survey

- If STRs were prohibited in the City and/or County of Santa Barbara, 71% of STR owners would continue to rent their properties as short-term rentals. 49% would be rented legally (30+ night stays), and 22% illegally (less than 30-night stays).
- Less than 15 percent of STR property owners rent their properties full time throughout the year. The remaining owners only rent their properties part time. Most owners rent their homes out as vacation rentals for less than half of the calendar year.
- 51 percent of all STR properties in Santa Barbara County are located in the City of Santa Barbara.
- In 86 percent of all cases, the entire dwelling is rented out short term.
- Less than 13 percent of STR owners use the vacation rental business as their livelihood.

Using the survey responses as representative of all STRs in Santa Barbara County, extrapolations to the entire population of STRs show that the prohibition of STRs would create an estimated 67 additional long-term rental units in the City of Santa Barbara, and an estimated 77 additional long-term rental units in rest of the County of Santa Barbara. 144 total additional units out of 147,368 long-term housing units in the entire County of Santa Barbara represents 0.10% of total housing stock being added to the supply of rentals.

An increase of 1/10th of 1% in the long-term rental supply is created by prohibition of STRs, and does not represent a significant number of housing units that would be converted from STR use to a longer term supply of housing for purchase or rent.

This study also shows that if STR prohibition is enacted, 22% of STR operators may operate in a "grey market" in which rentals of less than 30-nights will continue in spite of the prohibition. This grey market will add additional regulatory costs, and will not produce transient occupancy revenues to Santa Barbara City and County.

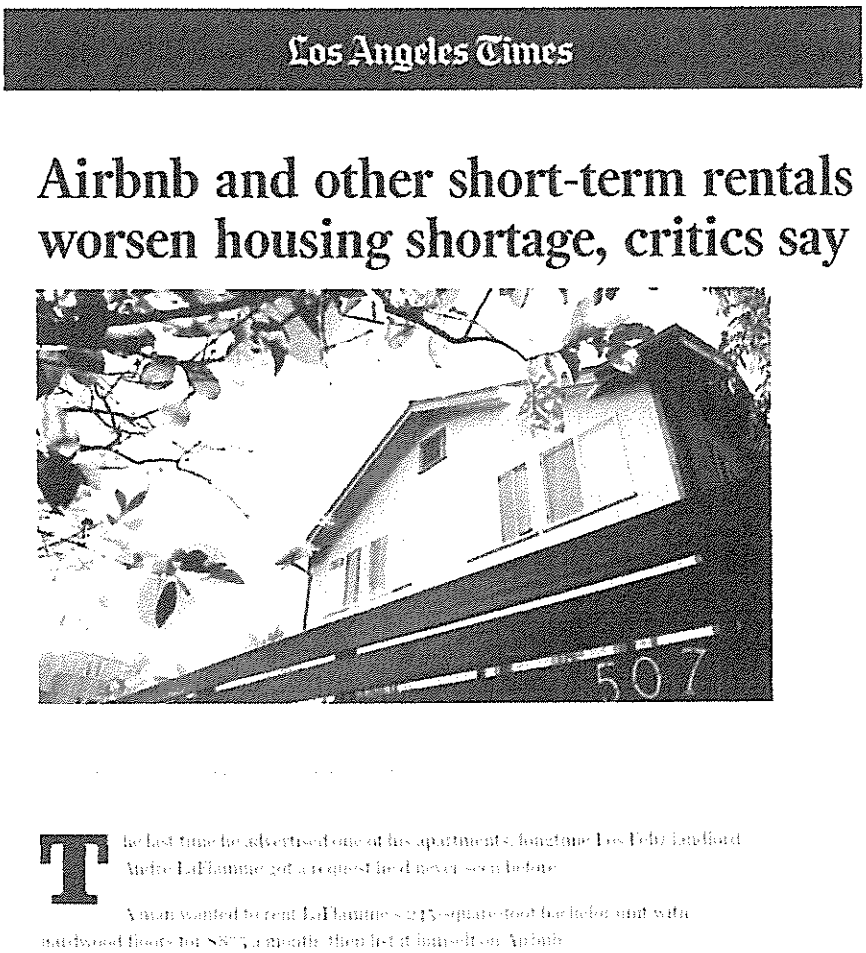
In conclusion, the empirical evidence does not justify the perception that the operation of STRs in Santa Barbara County or City materially impacts the supply of housing for residents. Only a negligible increase in the long-term housing supply would be created by the prohibition of STRs, and approximately half of that negligible increase would not be considered "affordable" housing.

Consequently, this study does not support the perception that STRs have a significant negative impact on the supply of long-term housing.

What is the effect of the short-term rental (STR) market on the supply of long-term housing?

In Santa Barbara City and County, and in other coastal areas of California, home prices are between 2 and 6 times higher than the median home price for all homes nationwide. Average rents for apartments are twice as high as the national average. Housing is simply more expensive in the Bay Area, Santa Barbara, and along Coastal California in general than in most other areas of the country. Why? Because demand for homes in California remains strong and the growth of housing supply is dwarfed by the growth of housing demand.

Housing supply growth is constrained by many factors, but the most prominent are growth controls and the regulation of new housing supply. Growth controls come in many forms, including zoning policies, urban growth boundaries, affordable housing policies, development fees, new unit limitations per year, and other land use policies.[1]



Los Angeles Times

Airbnb and other short-term rentals worsen housing shortage, critics say

While there are many reasons for a constrained housing supply, a recent allegation has been aimed at short-term rentals as having a meaningful effect on restricting the supply of rental units.

[1] See for example, the March 2016 edition of the California Economic Forecast's monthly newsletter on Urban Growth Controls: http://californiaforecast.com/march-2016/

If the owner of a condo, home, studio, or multi-family apartment structure (who does not use the property during a portion of the year) decides to dedicate an entire unit exclusively to STR use, there is the potential to remove housing from the stock available to local residents.

In the majority of cases, removing the housing unit from the housing stock would likely mean removing the unit from the rental housing stock, though it's also possible that a unit dedicated to STR use might otherwise be available for sale, too.

It is not accurate to say that all units that are dedicated to STR use are being removed from the rental stock because some of them have never been part of it, and/or the property owner is unwilling to have a non-relative tenant. Consequently, they would leave the unit vacant or exclusively available for relatives, friends or other uses if they were unable to rent it out short-term.

A full listing of STRs from short-term rental websites such as AirBnB.com, HomeAway.com, VRBO.com , and Flipkey.com would include the following types of listings:

Housing types that impact the supply of long-term housing:

- Units that are being short-term rented full time without a resident in the home, and there is no personal use of the property by the owner

Housing types that do not impact the supply of long-term housing:

- Second homes that are used a portion of the year by the owner
- Extra bedrooms that someone is renting out some of the time
- Full units that someone is renting out when they happen to be out of town
- Other listings by property owners who took the time to make a listing, but don't actually follow through with renting because they don't need the money at this moment.

For the purposes of determining the impact that STRs have on the supply of housing available to tenants or new purchasers, we need to know:

(1) The total number of housing units in Santa Barbara City and County

(2) The total number of STRs in Santa Barbara City and County

(3) Whether the STRs are "whole house" or "whole units", and if they are made available throughout the year.

(4) What alternatives would current owners of STR properties choose if their current use of the property as a short-term rental was prohibited.

The current total supply of housing is presented here:

Housing Supply today / Santa Barbara County

	Total Single Family	Total Apartments	Total Supply*
	---------- *units* ----------		
Santa Barbara City:	**21,457**	**16,609**	**38,066**
Other Incorporated Cities in SB County:**	**41,472**	**20,726**	**62,198**
Unincorporated Areas of SB County:	**38,505**	**8,599**	**47,104**
Total Santa Barbara County	**101,434**	**45,934**	**147,368**

* *Does not include mobile homes*
***Cities include: Santa Maria, Lompoc, Goleta, Carpinteria, Solvang, Guadalupe, Buellton*

Source: Department of Finance, report E-5, May 2015

The table is the most recent inventory of housing stock in Santa Barbara County, and is updated annually every May by the Department of Finance. Currently, there are 38,066 housing units in the City of Santa Barbara, 62,198 housing units in

Other Incorporated Cities in SB County, and 47,104 housing units in the Unincorporated Areas of SB County. This results in a total of 147,368 housing units in Santa Barbara County.

Estimated STR Inventory / Santa Barbara City and County

The total supply of STRs was determined in a recent report prepared by TXP, Inc.[2] "Approximately 2,550 unique STR properties were listed in 2014 throughout Santa Barbara County across a variety of major online vacation rental platforms."[3]

TXP determined that the total output impact of STRs in Santa Barbara County is $472 million per year and that the City of Santa Barbara's contribution to that impact is 46.8 percent of the county total. Applying the ratio of the City to County output impact to the number of STR properties in the County, it is estimated that at most, there are 1,193 properties located within the Santa Barbara City limits.[4]

STR Inventory / Santa Barbara County

	number of properties
Santa Barbara City:	1,193*
Rest of Santa Barbara County:	1,357
TOTAL:	2,550

* *represents 46.8 of total STR supply in the County of Santa Barbara*

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[2] TXP, Inc., "The Local Economic Impact of Short Term Rentals in Santa Barbara, CA," Fall 2015

[3] *ibid.*, page 4

[4] We say "at most" because STR properties in the City of Santa Barbara would, like housing prices, typically have a higher average rental price than the collective average of the properties outside of the City (including Carpinteria, Montecito, Goleta, Lompoc Santa Ynez and Santa Maria). A higher price would lead to a larger impact per property. A larger impact per property means that to contribute 46.8 percent of the total output in the county, the number of STR properties in the City would be less than 46.8 percent of the total STR properties in the County

Survey of STR properties / County of Santa Barbara

A recent survey of STR property owners was conducted to obtain information that is pertinent in the determination of the STR impact on housing supply.

Two principal vacation rental websites (AirBnB.com and HomeAway.com) were contacted for the purpose of disseminating a survey to all STR property owners in Santa Barbara County. Surveys were also sent to owners of properties managed by professional STR management companies.

1,660 survey requests were sent to the following recipients:

Surveys sent to owners by email from HomeAway corporate office*:	575
Surveys sent to owners through the HomeAway inquiry system:	476
Surveys sent to owners through the AirBnB inquiry system:	336
Surveys sent to owners by local STR management companies:	273
TOTAL:	**1,660**

**Approximately 425 STR property owners were not sent the survey from HomeAway.com corporate office because those property owners had "opted out" of receiving ancillary email correspondence from HomeAway.com.*

The survey was conducted during the month of March 2016. A total of 319 responses were received. This represents a 19 percent response rate.

Responses to six principal questions were requested for the analysis. An additional 4 responses were requested from STR owners if they selected the 4th or 5th answer in question 6).

The Survey Questions and the responses are presented below.

1) Where is your property located?

Answer	percent	number
Santa Barbara	51.10%	163
Montecito	14.42%	46
Goleta	1.25%	4
Carpinteria	10.66%	34
Santa Ynez Valley	14.73%	47
Lompoc Valley	0.63%	2
Santa Maria Valley	0.94%	3

Other (please specify)	6.27%	20
Total	100%	319

The proportion of 51 percent of respondents having their properties located in Santa Barbara is statistically comparable to the 47 percent of total properties in Santa Barbara County estimated (above) to be located in Santa Barbara.

Most STRs are located along the South Coast of Santa Barbara County (83%) with only a small representation of properties in the North County.[5]

2) What type of property is your short-term rental?

Answer	percent	number
Single Family Home	76.18%	243
Condo or Townhouse	9.09%	29
Apartment	2.51%	8
Other (please specify)	12.23%	39
Total	100%	319

The dominant response is that the typical STR is a detached single-family home. Apartments really do not comprise a meaningful portion of the short-term rental stock. The "other" category of 39 properties was mostly guest homes or cottages, separate mother-in-law or grannie units, or artist or studios, or single-family ranch homes on a ranch.

3) What do you offer for rent?

Answer	percent	number
Entire dwelling	86.52%	276
Individual room(s) in the dwelling	13.48%	43
Total	100%	319

Clearly, most STRs comprise the entire property. Consequently, it would appear that the potential to augment the housing stock would be quite high if all of these homes were precluded from STR activity.

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[5] The "other " category included 5 homes in Summerland, 4 homes in "Noleta" (commonly interpreted as the unincorporated area between Goleta and Santa Barbara), 1 in Montecito, and 6 in the unspecified unincorporated South Coast region of the county. There were only 4 in the North County including the Santa Ynez Valley. Consequently, 16 of the 20 "other " responses can be allocated into the South Coast.

4) Please provide the best answer as to why you use your property as a short-term rental

Answer	percent	number
I need to rent the property (or rooms) to help finance the mortgage	28.84%	92
I need the additional income to make ends meet	32.92%	105
I don't use the home full time, so I might as well rent it out when I'm not here	25.71%	82
This is my business	12.54%	40
Total	100%	319

Less than 13 percent of STR owners claim that the vacation rental business is their livelihood. The remainder engages in STR activity to augment their incomes to finance their properties or the general cost of living.

5) How many nights during the year do YOU personally use your short-term rental property?

Answer	percent	number
None. My property is available for rent 100 percent of the year	14.42%	46
1 to 90 nights	45.77%	146
91 to 180 nights	19.75%	63
181 to 364 nights	20.06%	64
Total	100%	319

Less than 15 percent rent their properties full time throughout the year. The remaining STR owners only rent their properties part time. And most rent their homes out as vacation rentals for less than half of the calendar year.

This is consistent with the previous question that property owners who rent their homes out as vacation rentals are doing so to augment their income. It is not their primary business. Furthermore, the home is used for their personal occupation (or their family's), and would not be available to augment the long-term supply of housing if STR activity was banned.

6) If rentals of less than 30-nights were prohibited, what would you do?

Answer	percent	number
I would personally live in the property full time	5.96%	19
I or my extended family (or friends) would use the property more	5.96%	19
I would continue to rent my property short-term, but with a 30-night minimum per rental	49.22%	157
I would convert the property to a long-term rental (1 year lease or longer)	5.64%	18
I would sell the property	10.97%	35
I would continue to rent my property for less than 30-nights, and accept the risk of enforcement action	22.26%	71
Total	100%	319

The responses above demonstrate that most STR owners would choose an option for their property other than one that would augment the housing supply in Santa Barbara County, including the City of Santa Barbara. Only 16.6 percent of respondents indicated they would either long-term rent or sell their property.

Consequently, while some additional properties would be added to the housing stock, mostly as new for-sale inventory, the vast majority (72 percent) would continue to be used as short term rentals, legally or illegally.

The following 3 questions pertained only to the 18 (5.6%) of respondents (above responders in blue) who indicated they would convert their rental to long-term rental property. The purpose of the 3 questions was to determine the potential rental rates of the homes (and, for shared homes, the "per-room" rental rates) that were added to the long-term housing supply.

7) As a long-term rental (1-year leases or longer), what do you think you would rent the property for:

Answer	percent	number
$1,500 per month or less	11.11%	2
$1,501 - $3,000 per month	16.67%	3
$3,001 - $5,000 per month	22.22%	4
$5,001 - $7,500 per month	33.33%	6
$7,501 - $9,000 per month	11.11%	2

Greater than $9,000 per month	5.56%	1
Total	100%	18

Half of respondents indicated they would rent their home for $5,000+ per month. This tends to be the higher end of rental properties in Santa Barbara, Goleta, Montecito and Carpinteria, and very high elsewhere. A review of houses for rent on Craig's List clearly demonstrates this. Consequently, only 9 homes out of 319 STR properties surveyed (2.8 percent) would be added to the rental supply of homes in an affordable range for professionally working families. The other half (2.8 percent) would be added to the rental supply in the luxury home category.

8) As a long-term rental, how many bedrooms would be available in your property?

Answer	percent	number
1	16.67%	3
2	22.22%	4
3	44.44%	8
4	5.56%	1
5	5.56%	1
6 or more	5.56%	1
Total	100%	18

9) What would the "per room" rate be for your long-term rental (calculated as the total monthly rent divided by the total number of bedrooms)?

Answer	percent	number
$500 or less	0.00%	0
$501 - $1000	5.56%	1
$1001 - $1,500	50.00%	9
$1,501 - $2,000	33.33%	6
Greater than $2,000	11.11%	2
Total	100%	18

The following question pertained only to the 35 (10.97%) of respondents (question 6 responders in green) who indicated that they would sell their property. The purpose of the question was to determine a potential for-sale price or "value" of the type of homes that would be added to the long-term housing supply.

10) What is the market value of your property?

Answer	percent	number
$500,000 or less	0.00%	0
$500,001 - $1,000,000	18.92%	7
$1,000,001 - $1,500,000	13.51%	5
$1,500,001 - $3,000,000	32.43%	12
$3,000,001 - $5,000,000	21.62%	8
Greater than $5,000,000	13.51%	5
Total	100%	35

25 of the 35 of the above responders indicated the market value of their home was $1.5 million and up. 10 of the 35 indicated the market value of their home was $3.0 million and up. The median value of the 35 STR homes is $2,581,081.

Conclusion

The tables below quantify the effect of STRs on the supply of long-term rental and for-sale housing units in the:

1) City of Santa Barbara
2) County of Santa Barbara (excluding the City of Santa Barbara), and
3) Combined Total: City & County of Santa Barbara.

City of Santa Barbara (only)	Units	percent
Total Housing units:	38,066	100.00%
Total Short-Term Rental units:	1,193	3.13%
Long-Term Rental Housing Inventory lost due to STR activity:	67	0.18%
Long-Term For-Sale Housing Inventory lost due to STR activity:	131	0.34%
Total Long-Term Housing Inventory lost due to STR activity:	198	0.52%

County of Santa Barbara (excluding the City of Santa Barbara)	Units	percent
Total Housing units:	109,302	100.00%
Total Short-Term Rental units:	1,357	1.24%
Long-Term Rental Housing Inventory lost due to STR activity:	77	0.07%
Long-Term For-Sale Housing Inventory lost due to STR activity:	149	0.13%
Total Long-Term Housing Inventory lost due to STR activity:	226	0.20%

Combined Total: City & County of Santa Barbara	Units	percent
Total Housing units:	147,368	100.00%
Total Short-Term Rental units:	2,550	1.73%
Long-Term Rental Inventory lost due to STR activity:	144	0.10%

Long-Term For-Sale Housing Inventory lost due to STR activity:	280	0.19%
Total Long-Term Housing Inventory lost due to STR activity:	424	0.29%

Is the allegation true that the long-term housing supply in the City of Santa Barbara is impacted by the operation of STRs? Yes. But the degree to which the supply is impacted is statistically negligible.

Only 16.6 percent of current STR properties would be converted to long-term rental or for-sale housing stock in the event that STR activity was prohibited in Santa Barbara County. **This represents only 0.29% of the entire housing stock in Santa Barbara County.**

In conclusion, prohibition of STRs will create an estimated 67 additional long-term rental units in the City of Santa Barbara, and 77 additional long-term rental units in rest of the County of Santa Barbara. 144 total additional units out of 147,368 long-term housing units in the entire County of Santa Barbara **represents only 0.10% of the total housing supply**. This is a negligible increase in the supply of long-term rental units, and is unlikely a large enough increase in supply to have any long-term impact on rental rates.

Similarly, prohibition of STRs will create an estimated 131 additional for-sale housing units in the City of Santa Barbara, and 149 additional for-sale housing units in rest of the County of Santa Barbara. 280 total additional housing units out of 147,368 long-term housing units in the entire County of Santa Barbara represents only 0.19% of the total housing supply, and is unlikely a large enough increase in supply to reduce housing purchase prices.

Finally, for half of the estimated increase in the supply of long-term housing created by the prohibition of STRs, it is likely that rental rates for these properties would exceed $5,000 per month (and, in a shared home, over $1,500 per room per month). This level of monthly rent is generally not considered an "affordable housing" rate. Therefore, a significant amount of any increase in rental properties caused by prohibition of STRs would unlikely have any impact on the "affordable housing" problem in the region.

The empirical evidence does not justify the perception that the operation of STRs in Santa Barbara County or City materially impact the supply of housing for residents. Only a negligible increase in the long-term housing supply would be created by the prohibition of STRs, and approximately half of that negligible increase would not be considered "affordable" housing. Consequently, this study does not support the allegation that STRs have a significant negative impact on the supply of long-term housing.

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http://scholarship.sha.cornell.edu/cgi/viewcontent.cgi?article=1133&context=crer

AirBnB impact in SF on the housing crisis
https://medium.com/@magicchef/how-much-of-an-impact-are-short-term-rentals-on-the-sf-housing-crisis-21c65c8dacc1#.n68h4xuhg

STRs worsen housing crisis, LA Times, March 11, 2015
http://www.latimes.com/business/realestate/la-fi-airbnb-housing-market-20150311-story.html

The Effect of Short Term Rentals on Neighborhood Nuisance Complaints Along the Central Coast

Do short-term rentals cause an increase in nuisance complaints in Central Coast cities?

A report prepared by the

California Economic Forecast
5385 Hollister Avenue
Box 207
Santa Barbara, CA 93111
(805) 692-2498
www.californiaforecast.com

June 28, 2016

FINAL REPORT



Jeanne DuFort

The growth of short-term rental opportunities may well spur sales in some areas. In Madison, Ga., the popularity of Airbnb and similar platforms is helping bring buyers into the second-home and retirement-home market earlier than they otherwise could, says sales associate Jeanne DuFort with Coldwell Banker Lake Country. "Buyers who plan to retire in a few years think, 'I can afford to buy this home now as long as I can rent it out,' " she says.

Short-term rentals—typically family vacations stays—are an important pipeline for housing sales in her lakeside area. "People come and try the community by renting a home on the lake or on the golf course for a vacation, then decide to buy," says DuFort.

Had county commissioners in DuFort's area restricted short-term rentals as proposed in 2015, property values would have dropped, she says. "Our opportunity to sell vacation and second homes would have been reduced and some of us involved in property management would have seen that business go away." DuFort and her local REALTOR® association were able to convince the county that Airbnb and similar platforms posed no threat to the quality of life in the area.

Effect on Second-Home Market

Practitioners who specialize in second homes, resort, and vacation properties are now faced with a more savvy buyer because of Airbnb, says Holly Mabery, RSPS, SRS, an agent with Realty One Group Mountain Desert in Sedona, Ariz. "Traditionally, short-term rentals were held behind the magic curtain, and you had to work with an agent who specialized in them to get a feel for values and return on investment," she says. "Now, with Airbnb and VRBO, that curtain is gone." Airbnb posts rental prices, service fees, and taxes for its listings, making it easier for investors to see the competition in the area and what the market will bear.



Holly Mabery

Such changes can be positive. Although Mabery's clients are mostly seasoned investors, Airbnb has enabled them to market their properties to a wider, younger, and more global audience, she says.

Vacation home sales jumped 57 percent in 2014, reaching their highest levels since NAR began tracking them in 2003. While the connection between the online platforms and the sales increase is hard to quantify, it's clear consumers are viewing real estate through a new lens. "The ways in which people can use

their property have become broader and it gives me a new tool to use when I'm strategizing with clients over their real estate portfolio," Mabery says. "Some clients have actually been able to buy up because of the Airbnb effect."

Still, agents working with Airbnb-minded clients face a range of complicating issues."[Consumers] need to know the true costs of a rental—provided their property is legally rentable in the first place," says Mabery. For example, "they need to invest in higher-end appliances and good bedding. They can't just go to Goodwill and furnish a vacation rental." Buyers must consider turnover costs and maintenance and calculate the cost of nights not rented, she adds. "That's a huge mind shift for people just putting their toe in the water of short-term rentals."

Airbnb insists in public statements that it wants to be a good neighbor as its role in the sharing economy evolves. Still, communities are split on its merits. While some home owners fume over the "hotelization" of neighborhoods, others need the rent from their spare rooms—or entire home while they're away—to pay their mortgages. As municipalities debate new rules addressing the obligations of online platforms, real estate pros can play an important role in helping clients understand the state of play in their markets.

A recent survey of VRBO and AirBnB owners in the City of Santa Barbara shows that, if short-term rentals of less than 30-nights were prohibited, only ~11% would convert to long-term rentals

i. We have surveyed owners of short-term rentals who advertise on VRBO & AirBnB, to see what alternative they would choose if short-term rentals of less than 30-nights were prohibited
    a. Our results (from 216 responses) show that only ~11% of short-term rentals would convert to long-term rentals.
        i. 39% would convert to short-term rentals with a 30-night minimum
        ii. 27% would personally use the property and not rent it
        iii. 12% would sell the property
        iv. 11% would choose an "other" option
    b. Although this would increase the number of available long-term rental units, it will not be enough to reduce rental rates due to increased supply.
ii. Our conclusion is that the overall economic and social cost of prohibition far outweigh the

benefit of adding a negligible quantity homes to the long-term affordable housing inventory.

iii. A portion of the increased TOT revenues (which are a positive result of Fair Regulation) can be allocated to support affordable housing in our community

From the Altadena White Paper Coalition:

RECOMMENDATIONS REGARDING THE DRAFT ORDINANCE AMENDING TITLE 22 – PLANNING AND ZONING – OF THE LOS ANGELES COUNTY CODE RELATED TO THE ALTADENA COMMUNITY STANDARDS DISTRICT.

Background:

Last fall, a group of Altadena community organizations (the "White Paper Coalition") rallied around an analysis of how a new commercial project at Lake and Calaveras failed to meet Altadena's development standards. Community pressure led to a revised project, on which construction slowly continues as the County works to hold the developer to the approved plans.

At the same time, a comprehensive, community-driven update to Altadena's zoning code, the Community Standards District (the "CSD"), continued to move forward. In 2013, the County had initiated a revision to the existing CSD, and the Altadena Town Council appointed a volunteer committee of residents to work with the Department of Regional Planning on the update. After three and a half years of hard work by the CSD committee, the draft update is now under consideration for adoption, a process which includes public hearings and feedback. This document reflects feedback from the White Paper Coalition.

The proposed revisions to the CSD are, on the whole, very strong and generally reflective of our diverse community. Since the draft was presented to the community, the Altadena CSD Committee has received comments from the public and recommended additional revisions. The County "staff memo" presented to the Regional Planning Commission rejects each of the Committee's more recent recommendations.[1]

The revised CSD's "Pedestrian Character" section is promising[2] and could have provided a much better project at Lake and Calaveras. However, the White Paper Coalition strongly believes that there remains one glaring omission:

New commercial buildings should be required to have public entrances where they face a commercial corridor.

These entrances need not be primary entrances, but should allow pedestrians to enter the business whenever it is open for business.

In neighboring Pasadena, the thriving South Lake Avenue district buildings feature public entrances facing Lake Avenue *and* behind, providing pedestrian access in the front, as well as in the rear where most parking is situated.

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[1] See pages 18-21 of the 7/14/16 County staff memo:
http://planning.lacounty.gov/assets/upl/data/altadena_staff_memo.pdf

[2] See pages 27-29 of the revised strike-through version of the CSD draft:
http://planning.lacounty.gov/assets/upl/data/altadena_attachement_08.pdf

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

October 20, 2016

TO: Laura Shell, Chair
Doug Smith, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Richard Marshalian, Regional Planning Assistant II
Community Studies North Section

SUBJECT: **ALTADENA COMMUNITY STANDARDS DISTRICT UPDATE**
PROJECT NO. R2016-000348-(5)
ADVANCE PLANNING NO. 2016000640
ENVIRONMENTAL ASSESSMENT NO. 2016002556
OCTOBER 26, 2016 – AGENDA ITEM No. 6
SUPPLEMENTAL MEMO

BACKGROUND

The Altadena Community Standards District ("CSD") Update is a comprehensive update to the Altadena CSD to revise uses and development standards for residential and commercial areas as well as other amendments including consistency with recently adopted ordinances.

DRAFT CSD ADDITIONAL CHANGES

In addition to the CSD revisions presented in the October 2016 draft, the following are additional minor edits and clarifications to the draft language:

- Fences, Walls and Landscaping: Corner or Reversed-Corner Lots (Section 22.44.127.G.1.c.ii.(A).(1))
  Where such fence or wall exceeds three and one-half feet in height, such front yard shall maintain live plants in the portion of the yard between the fence or wall, and ~~adjacent to~~ the street. Such plants shall comply with the provisions of this subsection G.1.c.ii.(A).

- Fences, Walls and Landscaping: Location (Section 22.44.127.G.1.c.ii.(B).(1).(iv))
  … Any encroachment, including a fence, wall, hedges or landscaping, within the right-of-way requires a permit issued by Department of Public Works, as set forth in Section 16.06.010 (Permit – Prerequisite to Commencement of Certain Work) within Title 16 (Highways) of the County Code.

- All Commercial Zones: Parking (Table 22.44.127-G)
  Intensification or Expansion of Use, where an increase in building gross floor area occurs on lots between 2,500 and 5,000 sq. ft.: No additional parking required for increased gross floor area~~, including landscaping, bicycle parking and loading spaces~~

- All Commercial Zones: Height (Section 22.44.127.G.4.c.ii)
  Except in the Lake Avenue Mixed-Use 'Center' Area… the maximum height for any commercial structure shall be 35 feet, except that a portion or portions of the building, not to exceed a total 20 percent of the building footprint, may be up to three stories or ~~48~~ 45 feet in height in order to provide design flexibility for ~~an~~ architectural accent(s) or to accommodate mechanical equipment.

- Zone C-M: Floor Area Ratio (Section 22.44.127.G.7.b)
  The total gross floor area ratio of a lot shall not exceed 1.0 times the total ~~net~~ area of such lot.

ADDITIONAL MATERIALS

Additional correspondence, and the updated draft Resolution are also provided with this supplemental memo.

STAFF RECOMMENDATION

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, AND RECOMMEND TO THE BOARD OF SUPERVISORS, APPROVAL OF THE NEGATIVE DECLARATION, AND ADOPTION OF THE ALTADENA COMMUNITY STANDARDS DISTRICT ORDINANCE.

Attachments:

Attachment 1: Additional Correspondence
Attachment 2: Updated Draft Resolution

SMT:rm/st

Susan Tae

From: SSL <steve_lamb57@sbcglobal.net>
Sent: Monday, August 01, 2016 1:01 PM
To: Susan Foster-Roberto Quintana; Camille Dudley; Jerry Rhoads; 'gaboon'
Cc: Susan Tae; 'Edel Vizcarra'; 'Michael Antonovich'; 'Andre Coleman'; 'Andrew Schwartz'; 'Kevin Uhrich'; 'Kathryn Barger Leibrich'; 'Marietta Kruells'; 'Mindy Kittay'; 'Len Zola'; 'G. Mcphee'; 'Jonathan Vos Post'; 'Allan Wasserman'; 'Joe Brown'; 'George Lewis'; 'Tami DeVine'; 'Mary Dee Romney'; 'Okorie Ezieme'; 'James Macpherson'; 'Steve Bass'; 'Eraca Allen'; 'Elliot M. Gold'; 'Steve Haussler'; 'Lawrence Wilson'; 'Peg Hardiman'; 'Martin A. Gordon'; 'Leslie Dutton'; 'David Smith'; 'Walter Olszewski'; 'Lori Webster'; 'Kevin Lynn'; 'Jerry Rhoads'; 'Laura Travnitz'; 'Ian Whitcomb'; 'Brian Franklin'; 'Jason Jesse Brown'; 'Alan Zorthian'; 'Joe Hopkins'; 'Jae Townsend'; 'Ken Marshall'; 'Chris R. Holden'; 'David James'; Connie Chung; Steven Mar; 'Justin Chapman'; 'Maureen Ward'; 'Daniel Gottlieb'; 'Dale (PNC) Trader'; David McDonald; Richard Marshalian; 'Susanna Dadd'; 'John Grancich'; 'Betsy Boer'
Subject: Re: Altadena CSD

Susan-

I don't believe the Altadena Community has any buy in to the existing or the proposed CSD standards. They don't in the main even know such a thing exists. Their Town council people, who have the responsibility to notify their constituents just plain have not done so, nor have they informed them, nor have they educated or involved them. There is ZERO consent of the governed here.

Even early in my day, at BEST the highest numbers ever achieved in a Town Council was about 2000 votes in a town of 43000. Pathetic, but better than the recent decade when 240 or so votes are average and 500 is a miraculous achievement. The PEOPLE have no FAITH in the Town Council because the majority of them are so busy trying to curry favor and be someone that they have no time or interest in SERVING ALTADENA'S CITIZENS. And "we left it on our always out of date horribly laid out impossible to use web site." isn't an answer to that. They are elected to act as OMNIBUDSMEN, not courtiers.

When you look at all the organizations in Altadena , you find it's a interlocking group of about 650-750 and the same people. The chamber, the ATC, the Heritage, the NBBA they each are "representing" the same slice of the Altadena Community and not the whole community. This is the problem. They really have no legitimacy and they never try to get it, in fact they actively discourage their members from going outside the group and getting a more representative sample of the population. They go nuts everytime someone does.

So someone can form say a "Coalition" of these groups. It's meaningless as a measure of the town. Its the same 700 people. The Supervisors office knows this, they just PRETEND they are stupid and don't. After 35 years in office they couldn't help but know it.

But sadly you are mostly right. It's pretty much the same in Pasadena. The only difference there is that when they do something crappy like the first CSD or this one, and the public finds out about it, you can vote the Rat Bastards out and make the next Rat Bastard almost behave. The development and crappy projects go on because to get the incorporated city, the County forces enough costs on you that the development can not be stopped, but you have at least a teensie bit of ability to stop the most terrible laws from being passed.

Steve.

From: Susan Foster-Roberto Quintana <artnsoul2433@sbcglobal.net>
To: Camille Dudley <areyasun@earthlink.net>; Jerry Rhoads <jerry.rhoads@gmail.com>; 'SSL' <steve_lamb57@sbcglobal.net>; 'gaboon' <gaboon@sbcglobal.net>; 'HAROLD J BISSNER III' <lukedog2@sbcglobal.net>
Cc: 'Susan Tae' <stae@planning.lacounty.gov>; 'Edel Vizcarra' <evizcarra@lacbos.org>; 'Michael Antonovich' <mantonovich@lacbos.org>; 'Andre Coleman' <andrec@pasadenaweekly.com>; 'Andrew Schwartz' <lawizz@aol.com>; 'Kevin Uhrich' <kevinu@pasadenaweekly.com>; 'Kathryn Barger Leibrich' <kbarger@lacbos.org>; 'Marietta Kruells' <mariettaemail@aol.com>; 'Mindy Kittay' <mkittay@altadenalibrary.org>; 'Len Zola' <lenzola@earthlink.net>; 'G. Mcphee' <grgmcphee@yahoo.com>; 'Jonathan Vos Post' <jvospost3@gmail.com>; 'Allan Wasserman' <allanbwasserman@gmail.com>; 'Joe Brown' <jbrown3659@aol.com>; 'George Lewis' <v668510@yahoo.com>; 'Tami DeVine' <tami@crowncitynews.com>; 'Mary Dee Romney' <rmarydee@gmail.com>; 'Okorie Ezieme' <oezieme@ngokconsultants.com>; 'James Macpherson' <editor@pasadenanow.com>; 'Steve Bass' <stevebass@earthlink.net>; 'Eraca Allen' <allen-allen@sbcglobal.net>; 'Elliot M. Gold' <elliot@telespan.com>; 'Steve Haussler' <steve@haussler.com>; 'Lawrence Wilson' <larry.wilson@sgvn.com>; 'Peg Hardiman' <peghardiman@hotmail.com>; 'Martin A. Gordon' <mgordon@lsssc.org>; 'Leslie Dutton' <ldutton@fulldisclosure.net>; 'David Smith' <drtydave@msn.com>; 'Walter Olszewski' <johnotrin@earthlink.net>; 'Lori Webster' <lorinscott_1@msn.com>; 'Kevin Lynn' <kevin.lynn@kllvideo.com>; 'Jerry Rhoads' <jrhoads@cpuc.com>; 'Laura Travnitz' <spiralveg@yahoo.com>; 'Ian Whitcomb' <ianwhitcomb1@aol.com>; 'Brian Franklin' <bfranklin@uhvengineering.com>; 'Jason Jesse Brown' <jaysunb@yahoo.com>; 'Alan Zorthian' <zorthian@worldnet.att.net>; 'Joe Hopkins' <pasjour@pacbell.net>; 'Jae Townsend' <couroau@yahoo.com>; 'Ken Marshall' <barista_ken@yahoo.com>; 'Chris R. Holden' <holden88@msn.com>; 'David James' <13234408259@commspeed.net>; 'Connie Chung' <cchung@planning.lacounty.gov>; 'Steven Mar' <smar@planning.lacounty.gov>; 'Justin Chapman' <aaronsindahouse@hotmail.com>; 'Maureen Ward' <maureenward@earthlink.net>; 'Daniel Gottlieb' <daniel.gottlieb@gmail.com>; 'Dale (PNC) Trader' <dtrader_91104@yahoo.com>; 'David McDonald' <dmcdonald@planning.lacounty.gov>; 'Richard Marshalian' <RMarshalian@planning.lacounty.gov>; 'Susanna Dadd' <susanna.dadd@gmail.com>; 'John Grancich' <fstoldschool@gmail.com>; 'Betsy Boer' <bourel@sbcglobal.net>
Sent: Sunday, July 31, 2016 10:54 PM
Subject: Re: Altadena CSD

I'm not taking a pro or con stand on incorporation, but I do know first-hand (my dad chaired the anti-incorporation effort) that there have been at least two major efforts to incorporate since my family moved to Altadena, and the sentiment was strongly anti-incorporation. Residents did not want hire taxes to pay for city council, mayor, services, etc. who they believed would likely be serving their own interests anyway...it doesn't stop crappy projects (plenty of that going on in incorporated Pasadena). Like I say, I'm not sure how I feel about it at this point, but it isn't a slam-dunk solution unless the community really agrees on what we want for Altadena. For example, I don't especially want drive-throughs on North Lake, but the current draft of CSD allows for them. I don't want height limits and density as high and as dense as the current draft allows. So maybe I just don't align well with what the community wants...or maybe there hasn't been enough vetting of the new standards and publicity to understand what the community wants.

From: Camille Dudley <areyasun@earthlink.net>
To: Jerry Rhoads <jerry.rhoads@gmail.com>; 'SSL' <steve_lamb57@sbcglobal.net>; 'Susan Foster-Roberto Quintana' <artnsoul2433@sbcglobal.net>; 'gaboon' <gaboon@sbcglobal.net>; 'HAROLD J BISSNER III' <lukedog2@sbcglobal.net>
Cc: 'Susan Tae' <stae@planning.lacounty.gov>; 'Edel Vizcarra' <evizcarra@lacbos.org>; 'Michael Antonovich' <mantonovich@lacbos.org>; 'Andre Coleman' <andrec@pasadenaweekly.com>; 'Andrew Schwartz' <lawizz@aol.com>; 'Kevin Uhrich' <kevinu@pasadenaweekly.com>; 'Kathryn Barger Leibrich' <kbarger@lacbos.org>; 'Marietta Kruells' <mariettaemail@aol.com>; 'Mindy Kittay' <mkittay@altadenalibrary.org>; 'Len Zola' <lenzola@earthlink.net>; 'Camille Dudley' <areyasun@earthlink.net>; 'G. Mcphee' <grgmcphee@yahoo.com>; 'Jonathan Vos Post' <jvospost3@gmail.com>; 'Allan Wasserman' <allanbwasserman@gmail.com>; 'Joe Brown' <jbrown3659@aol.com>; 'George Lewis' <v668510@yahoo.com>; 'Tami DeVine' <tami@crowncitynews.com>; 'Mary Dee Romney' <rmarydee@gmail.com>; 'Okorie Ezieme' <oezieme@ngokconsultants.com>; 'James Macpherson' <editor@pasadenanow.com>; 'Steve Bass' <stevebass@earthlink.net>; 'Eraca Allen' <allen-allen@sbcglobal.net>; 'Elliot M. Gold' <elliot@telespan.com>; 'Steve Haussler' <steve@haussler.com>; 'Lawrence Wilson' <larry.wilson@sgvn.com>; 'Peg Hardiman' <peghardiman@hotmail.com>; 'Martin A. Gordon' <mgordon@lsssc.org>; 'Leslie Dutton' <ldutton@fulldisclosure.net>; 'David Smith' <drtydave@msn.com>; 'Walter Olszewski' <johnotrin@earthlink.net>; 'Lori

Webster' <lorinscott_1@msn.com>; 'Kevin Lynn' <kevin.lynn@kllvideo.com>; 'Jerry Rhoads' <jrhoads@cpuc.com>; 'Laura Travnitz' <spiralveg@yahoo.com>; 'Ian Whitcomb' <ianwhitcomb1@aol.com>; 'Brian Franklin' <bfranklin@uhvengineering.com>; 'Jason Jesse Brown' <jaysunb@yahoo.com>; 'Alan Zorthian' <zorthian@worldnet.att.net>; 'Joe Hopkins' <pasjour@pacbell.net>; 'Jae Townsend' <couroau@yahoo.com>; 'Ken Marshall' <barista_ken@yahoo.com>; 'Chris R. Holden' <holden88@msn.com>; 'David James' <13234408259@commspeed.net>; 'Connie Chung' <cchung@planning.lacounty.gov>; 'Steven Mar' <smar@planning.lacounty.gov>; 'Justin Chapman' <aaronsindahouse@hotmail.com>; 'Maureen Ward' <maureenward@earthlink.net>; 'Daniel Gottlieb' <daniel.gottlieb@gmail.com>; 'Dale (PNC) Trader' <dtrader_91104@yahoo.com>; 'David McDonald' <dmcdonald@planning.lacounty.gov>; 'Richard Marshalian' <RMarshalian@planning.lacounty.gov>; 'Susanna Dadd' <susanna.dadd@gmail.com>; 'John Grancich' <fstoldschool@gmail.com>; 'Betsy Boer' <bourel@sbcglobal.net>
Sent: Sunday, July 31, 2016 10:36 PM
Subject: RE: Altadena CSD

Jerry is so right. Incorporation seems to be the only alternative to constantly being at the mercy of folks down at the County office that constantly want to make life better for us in Altadena by making our community look like where ever they may live or whatever developer wants to "fix" Altadena. Back in the late 80's or early 90's when I was chair of the Land Use Committee, Dewey Merrill had a study done of Altadena by an agency that determines if a community has enough income to incorporate. I don't remember the name of the group but based upon their study, Altadena could afford to incorporate. Sierra Madre with 14,000 residents is incorporated. La Canada Flintridge with 25,000 residents is incorporated. Altadena is the **BIGGEST** unincorporated community in Los Angeles County. Altadena has around 43,000 + residents. What was discussed was contracting with the County for some of the services such as sheriff, public works etc if we were to incorporate. Another alternative to not having all these CRAPPY projects or developments crammed down our throats by folks that do not live in our community is to have the County allow Altadena to have a branch office of Regional Planning in our community that handles Altadena planning and maybe that of La Crescenta which is also unincorporated. The last alternative which always seems to get the attention of the County is to file a LAWSUIT. That seems to be the only time those folks understand what we do not want in our community.

Camille

-----Original Message-----
From: Jerry Rhoads
Sent: Jul 29, 2016 8:39 PM
To: 'SSL' , 'Susan Foster-Roberto Quintana' , 'gaboon' , 'HAROLD J BISSNER III'
Cc: 'Susan Tae' , 'Edel Vizcarra' , 'Michael Antonovich' , 'Andre Coleman' , 'Andrew Schwartz' , 'Kevin Uhrich' , 'Kathryn Barger Leibrich' , 'Marietta Kruells' , 'Mindy Kittay' , 'Len Zola' , 'Camille Dudley' , '"G. Mcphee"' , 'Jonathan Vos Post' , 'Allan Wasserman' , 'Joe Brown' , 'George Lewis' , 'Tami DeVine' , 'Mary Dee Romney' , 'Okorie Ezieme' , 'James Macpherson' , 'Steve Bass' , 'Eraca Allen' , '"Elliot M. Gold"' , 'Steve Haussler' , 'Lawrence Wilson' , 'Peg Hardiman' , '"Martin A. Gordon"' , 'Leslie Dutton' , 'David Smith' , 'Walter Olszewski' , 'Lori Webster' , 'Kevin Lynn' , 'Jerry Rhoads' , 'Laura Travnitz' , 'Ian Whitcomb' , 'Brian Franklin' , 'Jason Jesse Brown' , 'Alan Zorthian' , 'Joe Hopkins' , 'Jae Townsend' , 'Ken Marshall' , '"Chris R. Holden"' , 'David James' <13234408259@commspeed.net>, 'Connie Chung' , 'Steven Mar' , 'Justin Chapman' , 'Maureen Ward' , 'Daniel Gottlieb' , '"Dale (PNC) Trader"' , 'David McDonald' , 'Richard Marshalian' , 'Susanna Dadd' , 'John Grancich' , 'Betsy Boer'
Subject: RE: Altadena CSD

Due to other unavoidable commitments, I arrived about 45 minutes into last evening's public hearing. The person giving public comment at that moment was repeatedly asking if we needed to "incorporate" which I understood to mean begin the process of becoming an incorporated city with a real city council. During the course of the evening I heard these same though form other people as well. I view such a move as the ONLY thing that will end once and for all being at the mercy of a town council whose members represent only their friends and A regional planning commission whose members made it clear last night that they do not every again want to face our wrath.

I urge all involved in the strongest possible terms to consider the benefits of cityhood.

From: SSL [mailto:steve_lamb57@sbcglobal.net]
Sent: Thursday, July 28, 2016 2:46 PM
To: Susan Foster-Roberto Quintana; gaboon; HAROLD J BISSNER III
Cc: Susan Tae; Edel Vizcarra; Michael Antonovich; Andre Coleman; Andrew Schwartz; Kevin Uhrich; Kathryn

Barger Leibrich; Marietta Kruells; Mindy Kittay; Len Zola; Camille Dudley; G. Mcphee; Jonathan Vos Post; Allan Wasserman; Joe Brown; George Lewis; Tami DeVine; Mary Dee Romney; Okorie Ezieme; James Macpherson; Steve Bass; Eraca Allen; Elliot M. Gold; Steve Haussler; Lawrence Wilson; Peg Hardiman; Martin A. Gordon; Leslie Dutton; David Smith; Walter Olszewski; Lori Webster; Kevin Lynn; Jerry Rhoads; Laura Travnitz; Ian Whitcomb; Brian Franklin; Jason Jesse Brown; Alan Zorthian; Joe Hopkins; Jae Townsend; Ken Marshall; Chris R. Holden; David James; Connie Chung; Steven Mar; Justin Chapman; Maureen Ward; Daniel Gottlieb; Dale (PNC) Trader; David McDonald; Richard Marshalian; Susanna Dadd; John Grancich; Betsy Boer
Subject: Re: Altadena CSD

As a matter of full disclosure, Supervisor Antonovich's Pasadena Deputy Sussy Nemer, asked me to apply to the CSD committee. I declined to do so. It's not that I didn't believe they needed my input, its not that I did not want to serve, its that I didn't want to waste my time.

I was a member of the ATC for 19 years. In that time the original CSD was passed, the Hillside ordinance and we had two committees that worked over two years each on the fence issue. In each case at the end of the long exhaustive process the County of Los Angeles took our work, wrote something entirely different that did not represent either the needs or the will of Altadenas citizens as they repeatedly and expressed it, even when they did come to our meetings. We were basically told by the various chairs that this was all the County would give us and to take it. In each case I sent long letters of dissent and of course they were 100% ignored.

I figured I could save years of time and annoyance by not participating, because I knew at the end of the day, this would be, as it turns out to be, yet another repeat performance. I also noticed I was being invited to apply before a group entirely hostile to me, and that any later disagreement would be jeeringly put down to sour grapes.

I figured the lengthy but to be ignored written comments being placed on the record for the future, was the best one could hope for. This is not to say my comments are not valid, just that I have no belief in the legitimacy from a John Locke sort of perspective, of those granted fleeting authority, who will read them.

As always, my cynicism seems to be far more accurate a prophet than my best hopes.

From: Susan Foster-Roberto Quintana <artnsoul2433@sbcglobal.net>
To: gaboon <gaboon@sbcglobal.net>; HAROLD J BISSNER III <lukedog2@sbcglobal.net>
Cc: SSL <steve_lamb57@sbcglobal.net>; Susan Tae <stae@planning.lacounty.gov>; Edel Vizcarra <evizcarra@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Andre Coleman <andrec@pasadenaweekly.com>; Andrew Schwartz <lawizz@aol.com>; Kevin Uhrich <kevinu@pasadenaweekly.com>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Marietta Kruells <mariettaemail@aol.com>; Mindy Kittay <mkittay@altadenalibrary.org>; Len Zola <lenzola@earthlink.net>; Camille Dudley <areyasun@earthlink.net>; G. Mcphee <grgmcphee@yahoo.com>; Jonathan Vos Post <jvospost3@gmail.com>; Allan Wasserman <allanbwasserman@gmail.com>; Joe Brown <jbrown3659@aol.com>; George Lewis <v668510@yahoo.com>; Tami DeVine <tami@crowncitynews.com>; Mary Dee Romney <rmarydee@gmail.com>; Okorie Ezieme <oezieme@ngokconsultants.com>; James Macpherson <editor@pasadenanow.com>; Steve Bass <stevebass@earthlink.net>; Eraca Allen <allen-allen@sbcglobal.net>; Elliot M. Gold <elliot@telespan.com>; Steve Haussler <steve@haussler.com>; Lawrence Wilson <larry.wilson@sgvn.com>; Peg Hardiman <peghardiman@hotmail.com>; Martin A. Gordon <mgordon@lsssc.org>; Leslie Dutton <ldutton@fulldisclosure.net>; David Smith <drtydave@msn.com>; Walter Olszewski <johnotrin@earthlink.net>; Lori Webster <lorinscott_1@msn.com>; Kevin Lynn <kevin.lynn@kllvideo.com>; Jerry Rhoads <jrhoads@cpuc.com>; Laura Travnitz <spiralveg@yahoo.com>; Ian Whitcomb <ianwhitcomb1@aol.com>; Brian Franklin <bfranklin@uhvengineering.com>; Jason Jesse Brown <jaysunb@yahoo.com>; Alan Zorthian <zorthian@worldnet.att.net>; Joe Hopkins <pasjour@pacbell.net>; Jae Townsend <couroau@yahoo.com>; Ken Marshall <barista_ken@yahoo.com>; Chris R. Holden <holden88@msn.com>; David James <13234408259@commspeed.net>; Connie Chung <cchung@planning.lacounty.gov>; Steven Mar <smar@planning.lacounty.gov>; Justin Chapman <aaronsindahouse@hotmail.com>; Maureen Ward <maureenward@earthlink.net>; Daniel Gottlieb <daniel.gottlieb@gmail.com>; Dale (PNC) Trader <dtrader_91104@yahoo.com>; David McDonald <dmcdonald@planning.lacounty.gov>; Richard Marshalian <RMarshalian@planning.lacounty.gov>; Susanna Dadd <susanna.dadd@gmail.com>; John Grancich <fstoldschool@gmail.com>; Betsy Boer <bourel@sbcglobal.net>

Sent: Thursday, July 28, 2016 2:17 PM
Subject: Re: Altadena CSD

Thank you, Lori Paul, for this excellent assessment and summary.
I want to be sure the County representatives on this e-mail see your request, which I heartily endorse, so I am repeating it here: **I respectfully request that the County settle on a current DRAFT of the Altadena Community Standards District and *freeze* that DRAFT until a new, appropriately lengthy review period can commence. More rigorous public outreach regarding the content and importance of the proposed changes in the CSD also needs to occur.**

The changes made by the few, brokered and modified by County Planning and transformed into technical, legal requirements, does not represent the views of the many who will be economically and socially impacted highly by this document

I am grateful to you, Rob, Steve for your vigilance and efforts to participate. As I have mentioned in an earlier e-mail, I share the concerns about drive-through services and about height-density.

Full disclosure: I tried, but I could not finish Mr. Bissner's essay. It was a murkish slough to wade in from the get go...his threat to bring action against, essentially, anyone who disagrees created an obstacle as impenetrable as Mr. Gabay's prison-block wall at Lake and Calaveras.

Susan Foster

From: gaboon <gaboon@sbcglobal.net>
To: HAROLD J BISSNER III <lukedog2@sbcglobal.net>
Cc: SSL <steve_lamb57@sbcglobal.net>; Susan Tae <stae@planning.lacounty.gov>; Edel Vizcarra <evizcarra@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Andre Coleman <andrec@pasadenaweekly.com>; Andrew Schwartz <lawizz@aol.com>; Kevin Uhrich <kevinu@pasadenaweekly.com>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Marietta Kruells <mariettaemail@aol.com>; Mindy Kittay <mkittay@altadenalibrary.org>; Len Zola <lenzola@earthlink.net>; Camille Dudley <areyasun@earthlink.net>; G. Mcphee <grgmcphee@yahoo.com>; Jonathan Vos Post <jvospost3@gmail.com>; Allan Wasserman <allanbwasserman@gmail.com>; Joe Brown <jbrown3659@aol.com>; George Lewis <v668510@yahoo.com>; Tami DeVine <tami@crowncitynews.com>; Mary Dee Romney <rmarydee@gmail.com>; Okorie Ezieme <oezieme@ngokconsultants.com>; James Macpherson <editor@pasadenanow.com>; Steve Bass <stevebass@earthlink.net>; Eraca Allen <allen-allen@sbcglobal.net>; Elliot M. Gold <elliot@telespan.com>; Steve Haussler <steve@haussler.com>; Lawrence Wilson <larry.wilson@sgvn.com>; Peg Hardiman <peghardiman@hotmail.com>; Martin A. Gordon <mgordon@lsssc.org>; Leslie Dutton <ldutton@fulldisclosure.net>; David Smith <drtydave@msn.com>; Walter Olszewski <johnotrin@earthlink.net>; Lori Webster <lorinscott_1@msn.com>; Kevin Lynn <kevin.lynn@kllvideo.com>; Jerry Rhoads <jrhoads@cpuc.com>; Laura Travnitz <spiralveg@yahoo.com>; Ian Whitcomb <ianwhitcomb1@aol.com>; Brian Franklin <bfranklin@uhvengineering.com>; Jason Jesse Brown <jaysunb@yahoo.com>; Alan Zorthian <zorthian@worldnet.att.net>; Joe Hopkins <pasjour@pacbell.net>; Susan&Roberto Quintana <artnsoul2433@sbcglobal.net>; Jae Townsend <couroau@yahoo.com>; Ken Marshall <barista_ken@yahoo.com>; Chris R. Holden <holden88@msn.com>; David James <13234408259@commspeed.net>; Connie Chung <cchung@planning.lacounty.gov>; Steven Mar <smar@planning.lacounty.gov>; Justin Chapman <aaronsindahouse@hotmail.com>; Maureen Ward <maureenward@earthlink.net>; Daniel Gottlieb <daniel.gottlieb@gmail.com>; Dale (PNC) Trader <dtrader_91104@yahoo.com>; David McDonald <dmcdonald@planning.lacounty.gov>; Richard Marshalian <RMarshalian@planning.lacounty.gov>; Susanna Dadd <susanna.dadd@gmail.com>; John Grancich <fstoldschool@gmail.com>; G.M. <grgmcphee@yahoo.com>; Betsy Boer <bourel@sbcglobal.net>
Sent: Thursday, July 28, 2016 2:01 PM
Subject: Re: Altadena CSD

Dear Jamie,

Robert Staehle and I were CC'd on your reply to Steve Lamb, that was copied to a long distribution list of local residents and County notables (also copied on this response).

With due respect, the history of the Altadena Town Council's involvement in the update of the Community Standards District (CSD) for Altadena dating back to Gino Sund (!) leaves some of us out, along with quite a bit of quirky, if relevant, history. I was actually one of the earlier proponents of revisiting and updating the rather

excellent, if woefully outdated, 1963 Altadena Community Plan and subsequent Altadena CSD approved on 10 July of 1986.

I, and others, recall the four, well-attended Altadena "visioning" meetings hosted by the *Community Development Commission of Los Angeles* on 4 April, on 25 April, and on 6 June 2012 in the Loma Alta Gym. Numerous good ideas and a lot of consensus about the character of Altadena and suggestions for its future occurred at those meetings, as you note. After that, though, the "process" of updating the CSD, sans additional meetings by the Community Development Commission of L.A., dropped off of the radar for a vast majority of Altadenans until the current ~57 page CSD DRAFT(s), crafted by a few volunteers, appeared in 2016 as an almost a "done deal."

Steve can be extremely unvarnished in his comments and views; however, he is also very knowledgeable re: local history and often brings up relevant points and valid concerns. I fear... due to the magnitude of the CSD and the County process pipeline that is marching a defective CSD towards ratification... that many of us have found ourselves sitting by the sidelines, as Steve, with his broad expertise and local experience, has led the largely solo charge to bring serious issues to light. We have let Steve take the hit of unfounded criticism that should be shared by all.

Threatening Steve and anyone else who demurs at this juncture with legal Action for vilification, liable and slander is thin-skinned and inappropriate. Rob and I have been volunteers for years, most lately on the County-founded ad hoc ACTRWG to restore and reconnect the Altadena Crest Trail for public benefit. I co-founded what used to be the Altadena Foothills Conservancy (AFC) with Astrid Ellerseick (deceased) and Nancy Steele (resigned). If you volunteer to accomplish anything... If you work for government with the best of intentions... you will inevitably become a target of criticism and ire. Legal threats and blustering is an inappropriate response to all of us CC'd.

As a long time volunteer and activist in Altadena, I assure you that debate, derisive comments, and even unpleasant personal behavior are a natural part and parcel of the territory. Also, don't kill the messenger. Many, if not all, of Steve's concerns seem valid to me and to others, though we've not had time to chime in on the moving target of the Altadena CSD DRAFT(s).

The problem that has been haunting the update of the Community Standards District (CSD) is that the excellent ideas and concepts captured at the 2012 visioning sessions were subsequently assigned for action to a self-selected committee of volunteers under the purview of the obscure Altadena Town Council (ATC). While it might be difficult to hear, *the Altadena Town Council is not known to thousands of Altadena residents.* It is an all-volunteer Council that, unlike more productive Councils in other unincorporated communities, has proven to be contentious, ineffectual, problem-personality driven, and too often a rubber stamp for the agendas of certain individuals and for some County actions. The Altadena Town Council has no *real* government authority. It is strictly advisory to Los Angeles County.

Your reaction and indignation seems based on the erroneous assumption that the Altadena Town Council is a functional, elected City Council that represents an invested and responsive population of local residents. Let me repeat... Few Altadenans know enough about the ATC to even vote for its members. How many voted in the May 2016 ATC election out of over 42,700+ residents in Altadena? 242 persons (including Rob and I). Failure of the ATC to actually represent Altadena is not a problem that can be solved easily, but I bring it up to put proper perspective on the alleged ATC authority that forms significant subcommittees, including the persons who were selected to update the CSD.

As a result, the Altadena CSD DRAFT(s) appear to be cobbled together out of personal desires supported by the 11 subcommittee members, folded and formatted into general County Planning goals. Your personal business is development and construction related, for example. And your motive to allow drive-through businesses that have long been prohibited in Altadena is personal, as you state yourself, because you desire more drive-throughs for your elderly relatives and yourself. You can certainly submit that comment for your family, but it is inappropriate to use your position on the CSD subcommittee to push such a major zoning change for Altadena. Instead, work should've focused on collating and codifying the vision elements collected in 2012. There are many ways to assist those with limited mobility that would not include promoting "drive through" businesses in Altadena that tend to reduce the quality and walkability of business districts. This is only one example.

Increasing density of developments in Altadena is another. I doubt such an increase in building stories and units would be allowed by a *City* such as La Canada Flintridge? You can bet that wouldn't fly there; however, there is a clear movement across the entire Los Angeles metropolitan area and Pasadena to build more and bigger housing units, including big box rental projects, by increasing locally allowed density. Such a change in Altadena would adversely impact the semi-rural foothill character of our community as well as property values.

Your assertions that the Gabay brothers did everything "legally" to shove that prison-block building on Lake next to Ralphs, along with your statement that they are only "maximizing the potential use of their land" by building the largest, possible structure without set backs, seems to come from your sympathies as a developer yourself. What is "legal" and what is "right" for a community are too often two different things.

Arman Gabay is familiar to me as an unscrupulous, avaricious developer who has been responsible for deteriorating malls and other "slum lord" property problems in Las Vegas, Nevada, near my mother's residence there. His hostile actions in attempting to "encourage" small businesses to leave a mall he has allowed to go derelict on Tropicana Avenue have made the news. Mr. Gabay owns several parcels in Altadena, including the site of the failed Wal-Mart Neighborhood Market on Lincoln Avenue. That was formerly the Disabled Veterans Thrift Store that Mr. Gabay allowed to deteriorate until the roof was unsafe and he could get rid of those tenants. His actions speak legions about how little he cares for what Altadena needs. That includes his dealings with the once-planned Ralphs expansion into a full service market and deli built with a Mt. Lowe-inspired design on Lake Avenue. I was at the meeting where the blueprints for that Ralph's project were debuted. In my opinion, greed sabotaged what would have been an excellent anchor development for Altadena.

The crux of the problem is the fact that parcels in Altadena owned by Gabay have been zoned as "by right projects" that do not require a CUP nor any public input. What the builder wants to build on such a location gets routine administrative approval, regardless of what neighbors or customers need or find objectionable in the project. Regarding the current CSD update, have future problematic "by right projects" been eliminated? Since I and so many others have not had the time to read and evaluate the lengthy, technical CSD DRAFT(s), I don't know the answer to that question.

This brings me to Steve's following comments, which I find have strong, valid components that have not been answered by Ms. Tae:

My second CEQA objection is that the department plans, according to what has been read to me, to continuously update the materials on its website regarding the CSD, while simultaneously not extending the comment period every time the materials are updated. The draft is at least 57 pages long. Continuous updating is a tremendous burden for the public to track particularly only on the departments website and not done by adding complete hard copies in the library of each new altered version. Numerous studies at UCLA, Cal Berkley, Stanford and Harvard have shown that all humans, even digital natives have significantly reduced ability to retain and analyze complex materials read on a computer screen. I believe this rolling modification and addition to exhibits and materials, only on the departments website, without resetting the comment period as each modification is made, violates the notice rules of CEQA.

My rather long formal letter, filed on behalf of the Architects, planners, Historians and Designers of the Society of Organic Architects lists what are several objections to a Neg. Dec. I will not be done with this letter for at least another week. Among these objections that are pertinent to a negative declaration are the increase in noise, traffic, and traffic hazards from newly allowed drive thru businesses on Lake Avenue, The creation of a mixed use district on lake avenue with no notification to the public anywhere that this will mean allowing condos and or apartments on Lake Avenue with increases in traffic, and that the height limit is raised in this mixed use area to 48 feet, we suppose in order to allow for multi story living spaces above businesses on Lake Avenue.

These changes will have SIGNIFICANT, FORSEEABLE, NEGATIVE impacts on the entire Altadena Community and that a negative declaration on this project is inappropriate and that a full EIR is required.

It is very difficult for those of us in Altadena who are aware of the CSD "process," and who understand the critical importance of the proposed changes in standards and zoning, to wade through a 57 page DRAFT that keeps morphing a bit every time the County uploads a slightly new version. Just reading through the 57 page, originally-released first DRAFT takes quite a bit of time for those of us who work, take children to school, care for elderly family members, and so forth.

Altadenans who have complained, like Steve, recognize this. His comments about failing to find convenient hard copies of the CSD at the Altadena Library are valid. Reading long documents online, and referencing comments to that document, is time-consuming and challenging, though important. And, what good is a DRAFT document that a.) Few of the 42,000 residents in Altadena know about, though it may affect their lives and property values greatly; and, b.) keeps changing from the version that is supposed to be available as hard copy?

Add to this the fact that many folks not only did not receive the postcard about the CSD DRAFT release, for whatever reason, but, more crucially, many recipients of the postcard were clueless about the importance of what it announced. Those yellow postcards often get folded into junk mail "Penny Saver" newspapers and lost, but even if received, they are often misunderstood as written.

You state that there were few applicants for the CSD subcommittee. That was most likely because so few Altadenans knew what was being done, why, when, and by whom. Also, I believe that there were emotional decisions made that excluded a few persons who were very qualified to serve on the CSD update effort. For example, Marietta Kruells, a long-time local resident and equestrian who is very knowledgeable about Altadena's history and character, was allegedly dropped because of an arbitrary objection from a committee member. While this is an unconfirmed rumor, it raises some question about the composition of the subcommittee.

Selecting the CSD subcommittee essentially from "*Stakeholders engaged in their volunteerism serving the Town, including Chamber [of Commerce], Heritage, ATC, and others...*" was not sufficient and, I believe, resulted in a bias benefitting business owners, realtors, and others that do not represent the residents of Altadena. You never received a query about the subcommittee's CSD meetings, because most of us were clueless about the detailed CSD DRAFT being written. As a result, the CSD subcommittee has largely been working with County Planners without post-visioning meeting participation of the community. Altadena is, admittedly, an eclectic "town" with makes careful inclusion of the visioning concepts all the more important.

Altadenans are not acting surprised and dismayed about the current CSD that is, according to you, "ready to be finalized" just to be "mean." We are very concerned about the nearly final form of the current DRAFT(s) that need far more that mere "refinement," as you put it.

As far as most of us can tell, the CSD went directly from the 3 "visioning" sessions back in 2012 to a ready-to-be-approved CSD requiring only minor "tweaking" before being sent to the Board of Supervisors. This is simply not acceptable. All of us must live by what is approved in the CSD and, from what many Altadenans I respect have found, thus far, the CSD DRAFT(s) are full of bad surprises and serious flaws.

I respectfully request that the County settle on a current DRAFT of the Altadena Community Standards District and *freeze* that DRAFT until a new, appropriately lengthy review period can commence. More rigorous public outreach regarding the content and importance of the proposed changes in the CSD also needs to occur.

The changes made by the few, brokered and modified by County Planning and transformed into technical, legal requirements, does not represent the views of the many who will be economically and socially impacted highly by this document. Though Steve Lamb has been most vocal, this is not a "Steve Lamb" problem. Far more Altadenans are becoming concerned about the "updated" CSD written by subcommittee. Waiting to make our major, urgent comments *after* a version of the CSD has been sent to the Board of Supervisors is far, far too late.

I will attend the meeting tonight; however, far more time is needed than this single meeting for Altadena to "own" any version of new CSD. This includes the urgent need for an unaltered, final DRAFT for broad and serious public evaluation, as well as answers to questions regarding CEQA concerns.

Sincerely,
Lori

Lori L. Paul
Robert L. Staehle
626.798.3235
gaboon@sbcglobal.net
153 Jaxine Drive
Altadena, CA 91001

- - -

On Jul 27, 2016, at 8:46 PM, HAROLD J BISSNER III <lukedog2@sbcglobal.net> wrote:

All,

Okay, can we all take a deep breath on this? Permit me to align some facts as to how this all transpired and as to where it stands today and to the ancillary's of Steve Lamb's issues he has aired.

Several years back and under the tutelage of Gino Sund as Chair of the Altadena Town Council (ATC) it was recognized the Community Standards District (CSD's) mandates for the Town and for the Lake Avenue Specific were outdated and did not reflect current reality with those having been conducted, ratified and codified some 20 years prior. Fair enough and spot on for Sund to call for a re-visitation. Something I felt was long overdue given new realities for Altadena and a new populace as well as an aging population in general. Specifically me, now age 58.

Mr. Sund addressed the matter in concert with ATC setting in motion discussion by ATC and then advanced the matter to be established, discussed and revised as to CSD's.

Mr. Sund retired from his position as Chair with Bernardean Broadous aspiring to Chair of ATC. Ms. Broadous and ATC appointed me to spearhead a format for a Subcommittee to ATC and a composition of membership. I conducted that and, inevitably, that subcommittee was established with a composition of fine Volunteer members who stepped forth and were approved by ATC and that also well comprised a broad section of our community including demographic makeup across town, business owners and lay persons. The solicitation of applicants was cast far and wide by me and ATC and using all means available given the limited resources for public dissemination.

There was to be no exclusion to any individual, by me, in the format adopted but it must be realized that we could not incorporate a Subcommittee of 42,000 residents. I set a limit of 7 members but soon expanded that to 11 members at the behest of the Chair of ATC. We sought a broad coalition and achieved that. Period. We had few applicants to disqualify and this process was done in a communal, not unilateral, manner. Members of the Subcommittee were to be comprised from, among others, those Stakeholders engaged in their volunteerism serving the Town including Chamber, Heritage, ATC and others.

The entire process was enabled and well supported by the County and all of Antonovich's personnel commencing with three Community Visioning meetings at the Loma Alta Park Gymnasium which both my wife and I attended as did Steve Lamb. There was never any exclusion to anyone in those well publicized meetings nor in the inevitable selection process by ATC of Subcommittee members. While membership had to be whittled down, it was not done unilaterally. There were many meetings and I expended a great amount of time working on forging the best for the Committee membership.

The Subcommittee worked diligently for over two years meeting twice a month in an open door fashion and in concert with top flight people from Antonovich's office along with Regional Planning and Building and Safety.

The conclusions from the visioning meetings was heavily relied on and implemented.

In this format was hammered out a damn good plan which the Community can view and make final comment on Thursday July 28 at Eliot at 6PM. I'm afraid that I'm predisposed to a premises liability matter in Nevada and cannot attend.

Some emails and discussions that I have viewed seems to desire to throw out all the hard work of all the fine Volunteers and that's not going to happen if I have a say moving forward.

Steve alludes to no knowledgeably of the Subcommittee nor having applied. He did apply. No knowledge as to where they met and when. Those meetings were no secret and he has had my contact information for nearly 2 decades and I never got a query. Steve, retract this stuff.

Mr. Lamb has brought into question the Committee Chair's motivations on a specific element. An element I address below as to physical debilitations and "Drive Thru Service". Shame on you Steve!

Steve, you again place yourself in a position of an Action being brought by way of unfounded allegations in an online Community Forum. Unfounded Slander and Liable against Ed Meyers, Volunteer unremunerated Chair of the Altadena CSD Subcommittee. Emphasis here on Sub. A previous Action against you which was adjudicated in favor of the Complainant. You allege that the former Subcommittee Chair had a personal financial interest in

advancing "Drive Thru Service". Nothing could be further from the truth and you truly must sincerely apologize publicly to Mr. Meyers! Do it tomorrow night, Sir. At the forum at Eliot. Save yourself.

I will caution any others in this distribution that should they publicly Vilify, Liable or Slander any Volunteer that served on the Subcommittee you may be subject to an Action being filed against you, personally.

Voices and opinions will be heard and further final refinements may be incorporated where possible. That's the process. Be civil!

As to stuff in the recommendations and for instance: drive thru's. None of us are getting any younger, Colleen's knees blew out a few years ago, my knees are starting to go along with neuroma's on the bottom of both feet and I want drive thru's for those days I can barely walk. My father is 90 years old and on a walker. While not residing here, he visits and struggles when getting things for a get together. Show some compassion and empathy, please. Hell, our Foxhound is losing it in his legs, too!

There are nearly all other details I feel are good and necessary.

As to the block building going up on Lake:

The Gabay brothers went through every step of the required process and fully complied.

- They applied to the County for a preliminary review of the design conducted by their Architect.
- Said design was based on Lake Avenue Specific Plan mandates which were formulated by a community committee 24 or so years ago.
- Said Standards continue to be a mandate.
- The design comported with codes and the Lake Standards
- The Gabay's seek to maximize the use potential of the land.

- Their representative and their Architect came before the Altadena Land Use Committee seeking approval of the concept. I was seated on that committee along with 7 others and I fully approved of the project as did all others.
- The approval was then forwarded to the 16 members of the Altadena Town Council and it was fully ratified. I was on the Council then and approved of it again. That was 2 years ago.

Look, with all the roadblocks based on outright lies, unwarranted/unfounded vilification's of sincere Community Volunteers and further false allegations thrown at those who wish to invest in our Towns growth, how are we going to realize our potential? regard for all yo

Wish I could see y'all on Thursday but work comes first!

Sincerely and with my true and truly knowledgeable concern for our Town properly developing moving forward,

Jamie Bissner

SystemsBuildingIncorporated
Harold James Bissner III
Fine Builders and Forensic Experts
serving law, construction & real estate professionals since 1984
https://secure-web.cisco.com/1yGZcySkk2J4z_4fw9hnPHd4L8DSRDrb0YDtbHs7RcF_mAv9HiknXULvxGyuAyiDJ3cvPjhhG8mAL_eqlV-vrKSKBvfOhEnXSWc44W7J-mA4brW0Vqq0stmwXvUKYBYURMyCXxqPCXHjKDwG0AX5-Ijxx85H9_4DY9-XBpL8b1GRm8ib4M_8O4PmEARZsqjm-3uxyO099MAxsCOCaCjqIbBVze5iDJvZiYVPPPXn8qCDYoSOxen1nNF1I5KLTLozM/https%3A%2F%2Fsites.google.com%2Fsite%2Fbissnerconstructionforensics%2F

From: SSL <steve_lamb57@sbcglobal.net>
To: [Dist.]

Sent: Thursday, July 7, 2016 5:16 PM
Subject: Re: Altadena CSD

What is it titled? Where is it?

From: Susan Tae <stae@planning.lacounty.gov>
To: [Dist.]
Sent: Thursday, July 7, 2016 1:23 PM
Subject: RE: Altadena CSD

The information related to the environmental can be found online – thanks!

Thanks!
Susie

SUSAN TAE, AICP | Community Studies North Section
Los Angeles County Department of Regional Planning
Phone 213.974.6476

From: SSL [mailto:steve_lamb57@sbcglobal.net]
Sent: Wednesday, July 06, 2016 5:45 PM
To: [Dist.]
Subject: Re: Altadena CSD

Susan-

Thank you for the clarification, I thought that was the status of the law. Oh one more small question:

The law requires studies be done by the lead agency to determine weather to file a Neg dec or a EIR. I am sure that this project, allowing a unknown number of drive through businesses, in a place where they have been prohibited for thirty five years, must have a traffic study associated with it calculating potential traffic impacts and impacts to the sewerage system ect from kitchen grease. I am sure that since the building height is being raised thirteen feet on Lake that it is expected more space will be leased and that this also will have traffic and other infrastructure impacts. may we please see the studies that caused the Department of regional Planning to determine a Negative Declaration was indeed appropriate?

SSL

From: Susan Tae <stae@planning.lacounty.gov>
To: [Dist.]
Sent: Wednesday, July 6, 2016 5:30 PM
Subject: RE: Altadena CSD

After the Commission's public hearing, the Board of Supervisors will also hold a public hearing. The Commission has the ability to make changes to the version before them, so any changes from the Commission hearing will be incorporated into the version they recommend to the Board.

So yes, the final version the decision-makers will be voting on, will be available to the public for comment. The Board hearing will also have a 30-day notice period to meet legal requirements.

Thanks!
Susie

SUSAN TAE, AICP | Community Studies North Section
Los Angeles County Department of Regional Planning
Phone 213.974.6476

From: SSL [mailto:steve_lamb57@sbcglobal.net]
Sent: Wednesday, July 06, 2016 5:05 PM
To: [Dist.]
Subject: Re: Altadena CSD

Susan-

I am confused. The final document for public comment will be voted on by the Board of Supervisors BUT, it may or may not be the document on your website? You notice sent to every homeowner in Altadena, except I note, past Land Use Committee Chairs, whose addresses I know you have (very peculiar to say the least, but just an oversight I am sure...) states that any issues or objections not raised by the hearing on the 28th, may not be a part of any future lawsuit, and that the public comment period will end at that meeting. SO HOW THEN CAN THE FINAL DRAFT FOR PUBLIC COMMENT BE A POTENTIALLY DIFFERENT DOCUMENT?

Thank you for the link. I'll get to it, but I have spent over 50 hours on the comments of what was available at the time, and honestly, I need a break and have a pile of paying work to catch up on. I am a lowly citizen who must take time off from work to comment upon these plans, not someone who gets paid to do so.

Can you help me understand that? Will this final draft document that the actual decision makers will be voting upon be actually available to the public to comment upon? Will there be the required 30 day notice period for this final actual real document that the real decision makers will vote on?

Steven S. Lamb

From: Susan Tae <stae@planning.lacounty.gov>
To: [Dist.]
Sent: Wednesday, July 6, 2016 12:16 PM
Subject: RE: Altadena CSD

Hi Steve,

Strictly speaking, the "final draft for public comment" will be the one presented to the Board of Supervisors after the Commission closes the public hearing and makes their recommendations. However, only responding to this version misses the opportunity for the Commission to hear and consider your comments as part of their public hearing. Each version is informed by the comments received on the previous version, so the earlier the comments the better...

It is my recommendation that if you are able, to please review the draft that's posted on the website now (ZZZlink here). This version will be the one staff uses to make our formal recommendation to the Commission, and all comments received will be provided to the Commission for their consideration. I know from your previous e-mail that you have been developing comments on the Open House draft, and if you have those we would kindly request to receive those as well.

Regarding CEQA, the draft was used for the environmental analysis was posted and available 30 days before the Commission public hearing. As the Commission is not the final decision-making body, the Board will be the final body taking action on the environmental so the environmental will be available much longer than 30 days. The draft used for environmental analysis is not required to be the final version, but must be comprehensive enough so that the full scope of the project may be analyzed appropriately.

Thanks!
Susie

SUSAN TAE, AICP | Community Studies North Section
Los Angeles County Department of Regional Planning
Phone 213.974.6476

From: SSL [mailto:steve_lamb57@sbcglobal.net]
Sent: Thursday, June 30, 2016 12:45 PM

To: [Dist.]
Subject: Re: Altadena CSD

Ms. Tae-

Thank you for your response. Please notify me when the FINAL DRAFT is available to the public for public comment. Please in accordance with CEQA restart the clock for public comment from the day that the final draft is actually available on the website and in HARD COPY at the Altadena Library. I believe this is the MINIMUM standard of the law.

Sincerely

Steven S. Lamb
Altadena

From: Susan Tae <stae@planning.lacounty.gov>
To: [Dist.]
Sent: Thursday, June 30, 2016 8:20 AM
Subject: RE: Altadena CSD

Thank you Steven,

I've copied the CSD team so we can review the comments in your e-mail more closely…

In the meantime, I wanted to advise you that based on the comments we received from the Open House, we have refined the CSD draft for the upcoming Commission public hearing. We expect this to be posted on our project website this week in order to give as much time for the community to review and prepare comments before the hearing on July 28.

We would appreciate if you could send us the comments you've prepared on the previous draft as all the comments we received are considered through the process. I wanted to bring to your attention this new draft as it may address some of your questions or concerns.

I'm also sorry to hear that you haven't received a postcard; we're doing a second mailing and I'll ask that we verify you're included again in this one. If there are any others on this e-mail chain who didn't receive a postcard and would like one as well, please feel free to contact us directly with your mailing information and we'd be happy to send you one. The notice postcard is also available on our website (link above).

Thanks!
Susie

SUSAN TAE, AICP | Community Studies North Section
Los Angeles County Department of Regional Planning
Phone 213.974.6476

From: SSL [mailto:steve_lamb57@sbcglobal.net]
Sent: Thursday, June 30, 2016 7:48 AM
To: [Dist.]
Subject: Altadena CSD

Ms. Tae-

I am presently responding to the draft of the Altadena CSD that was available to the public at the early June meeting at Altadena Elementary school. I am halfway done and have over thirty hours in my comments.

I understand that a postcard has been mailed out and received by numerous households regarding the CSD. I have not received such postcard. This is my first objection raised under CEQA improper notification. It is really strange that dozens of people have called me about this postcard, yet I have not received it, as I have continually asked the department of regional planning and the Supervisors office for notification of meetings and drafts.

My second CEQA objection is that the department plans, according to what has been read to me, to continuously update the materials on its website regarding the CSD, while simultaneously not extending the comment period every time the materials are updated. The draft is at least 57 pages long. Continuous updating is a tremendous burden for the public to track particularly only on the departments website and not done by adding complete hard copies in the library of each new altered version. Numerous studies at UCLA, Cal Berkley, Stanford and Harvard have shown that all humans, even digital natives have significantly reduced ability to retain and analyze complex materials read on a computer screen. I believe this rolling modification and addition to exhibits and materials, only on the departments website, without resetting the comment period as each modification is made, violates the notice rules of CEQA.

My rather long formal letter, filed on behalf of the Architects, planners, Historians and Designers of the Society of Organic Architects lists what are several objections to a Neg. Dec. I will not be done with this letter for at least another week. Among these objections that are pertinent to a negative declaration are the increase in noise, traffic, and traffic hazards from newly allowed drive thru businesses on Lake Avenue, The creation of a mixed use district on lake avenue with no notification to the public anywhere that this will mean allowing condos and or apartments on Lake Avenue with increases in traffic, and that the height limit is raised in this mixed use area to 48 feet, we suppose in order to allow for multi story living spaces above businesses on Lake Avenue.

These changes will have SIGNIFICANT, FORSEEABLE, NEGATIVE impacts on the entire Altadena Community and that a negative declaration on this project is inappropriate and that a full EIR is required.

Sincerely,

Steven S. Lamb

Camille Dudley
areyasun@earthlink.net

The SOCIETY of ORGANIC ARCHITECTS

2591 N. FAIR OAKS SUITE 327, ALTADENA CALIFORNIA 91001

Steven S. Lamb, *President*

27 July 2016

Re: Initial Study for Proposed revision of the Altadena Community Standards District Los Angeles County Code Chapter 22.306

- Introduction:

The Board of Directors of the Society of Organic Architects thanks you for the opportunity to comment upon the study for the negative declaration on the proposed revisions to the Altadena Community Standards District (CSD). The Society of Organic Architects is a international association that represents the apprentices of Louis Sullivan, Frank Lloyd Wright, R.M. Schindler, William Purcell, Bruce Goff, their apprentices and those who design within the philosophy of Organic Architecture.

We practice Architecture through a philosophy that that considers Nature to be the only body of G_d we shall ever know and that Human Beings are most well-adjusted when the built environment abstracts and is in harmony with Nature. The second major philosophic point is that Architecture, being a part of Nature and a habitation for man must honor and respect the individual human, because it is our individuality that shapes and creates the whole.

It is within this viewpoint, holding Democracy as the Sacred Spirit of the revelation of G_d, and Nature as his sacred creation made fort he habitation of mankind that the Society comments:

General:

We wish to state our first **objection** in the obvious glaring conflict of interest in the Department of Regional Planning both putting forward this proposed ordinance AND preparing a negative declaration for the project. at a minimum, the DRP should have had another county prepare and review any document for any legislation it proposes. This inherant conflict of interest shows throughout the entire initial study with glaring untruths and manifest inadaquacies. Because of both of the untruthfulness of the Initial Study and its manifest inadaquacies, a EIR should be prepared by an agency other than the County of Los Angeles.

Our **second objection** is that the CSD draft used for the preparation of the Negative Declaration is NOT the draft presently under consideration and this is improper.

1. AESTHETICS:

Objection: It's nice to know that the County just fired off first with an obvious series of bold faced lies. Presently, there are few commercial buildings in Altadena over 18 feet tall and most taller than that are no more than 24 feet tall. The buildings that do exist taller than 24 feet have those sections taller than 24 feet generally set back from the street 40 or more feet, allowing significant views tot he Mountains. Such views are considered by the residents of Altadena to be major componants of the town character and reasons to live here. Allowing new construction witha two foot setback from the sidewalk 48 feet tall will have major negative impacts on scenic vistas experienced on a daily basis bt Altadenans. The proposed allowable bulk height. patterns, scale and character of the now to be allowed buildings would forever alter and destroy the existing cherished views in altadena and the existing community character. The 48 foot tall allowed buildings to be built two feet off the sidewalk will create both undesirable shadow, glare from occupied floors blocking the night views to stars mountains, clouds along the range and significant downslope views for almost all Altadenans. **Please correct this UNTRUTHFUL SECTION**. Clearly an HONEST EIR is needed here to measure these community losses.

2. Agriculture:

No Objection.

3. Air quality:

Objection. Untruthful, even with the most casual observation of the changes that this series of changes to the CSD would make possible in Altadena. One changes a zoning code with the anticipation that the things now allowed will be built. There is here no theoretical analysis of what number drive through businesses could be built, how many of those would be restaurants in all probability, and what the resultant increase in undesirable odor could or will be, what the increase in particulate pollution from stationary sources could and would be, what the pollution impactes from the probable number of idling cars whould be, and what the impact to sensitive receptors would be from the dramatically increased traffic on Lake Avenue would and could be.

Likewise, one assumes when the code is changed to allow taller mixed use buildings that the additional space will be used for residents and that same will have significant traffic impacts and localized pollution impacts. there is no analysis here of even probable developments, such as in the case of Aldi cutting into Ralph's market share, that supermarket closing and becoming between four to six drive through restaurants, or say 150 condominiums. These are CLEARLY forseeable probable near outcomes and the department is pretending to not understand these probable impacts upon the communities local air quality. Clearly an EIR and mitigations are required here.

4.Biological Resources:

No objection.

5. Cultural Resources

No Objection.

6. Energy

OBJECTION. As we have outlined in numerous locations in our comment letter to the draft that was used to craft this negative declaration, this draft calls for INCREASED energy use through higher allowed ceilings and or more allowed inhabited floors in the Lake Avenue Mixed Use area, more automobile pollutants from knowable forseeable vehicular impacts, higher heating and cooling loads from increased occupancy, more intense users being allowed (drive through restaurants as a example) increased required commercial glazing and low reflectance value paint colors. Choosing to state there is NO IMPACT with the implimentation of this code is a direct, known, untruthful, and amazingly illogical statement. This project clearly needs an EIR to measure these potential energy usages and negative impacts.

7. Geology and Soils

Objection, Honestly, we can not object in strong enough or dramatic enough terms to the irresponsible and reprehensible findings in this section. We have never read so much drivel that had such potentially dire outcome. Altadena is known by geologists world wide (Except, we guess, the ones employed by the County of Los Angeles, whom we assume, could not find gianful employment in the private sector.) for its earthquake danger. The soil underlaying altadena is 100% pure alluvium. Its soft. It Liquifies. It's subject to severe ground shaking. The latest study released by Cal Tech, last spring, shows that in any likely earthquake on the San Andreas fault the area with the MOST EXTREME GROUND SHAKING AND DAMAGE TO LIFE AND PROPERTY will be the foothills from Monrovia to ALTADENA. Raising the allowable height in this area, and allowing dense habitation, is a irresponsible invitation to **DEATH.** These FACTS are well known. This project clearly needs a EIR to honestly measure these potential dangers.

8. Greenhouse Emissions

Object. Complete knowing LIE for all the reasons outlined in section 6 Energy. We repeat those objections here again.

9. Hazards and Hazardous Materials

No Objection

10. Hydrology and Water Quality

Objection. The Society of Organic Architects estimates that with the newly allowable 48 foot height limit on the Mixed Use Lake Avenue part of the project there is a potential of 3800 new residential units on Lake and another potential 1800 units on Lincoln, Woodbury, and on Fair Oaks with the extant zoning. thats 5600 potential new dense units in Altadena. Each unit

with an average of 3.5 persons works out to a potential population increase of 19,600 people in a town of 44,000. Obviously this legislation has well known potential negative effects on ground water levels. Altadena is ALREADY overdrawing it's allotment from the Raymond Basin. Obviously this many new dense units will result in increased run off of untreated dirty water from roofs. Obviously these 19,600 people will cook, wash clothing, wash cars, shower, urinate and deficate and have an impact on the sewerage system.

Obviously this so called "study" has not considered what the impacts are at 1000, 2000, 3000, 4000, or 5600 new units. The negative declaration on this issue is OBVIOUS WHISTLING PAST THE CEMETARY and is an INSULT to anyone with a FUNCTIONING BRAIN. This project clearly demands a EIR to measure these impacts.

11. Land Use and Planning

Objection. This ordinance in the commercial section is at total variance with the Altadena Community Plan. That plan specifically calls for maintaining and enhancing Altadenas existing village like feel. This CSD will turn the commercial areas of Altadena into urban strip condo land like much of the undesirable sections of the San Fernando valley and old town Pasadena, an area Mr. Bruckner has previously devestated with his "skills". This project clearly needs an EIR to measure these impacts.

12. Mineral Resources

No Objection.

13. Noise

Objection. We anticipate the code changes could allow multiple drive through restauraunts and thousands of new units of housing. There is no anyalysis here at all of these forseeable results of this code change. Clearly cars and people make significant noise. Many of our members have lived through the DRAMATIC increase in ambient traffic noise caused by the building of the La Vina Project and Lincoln Crossing. La Vina was about 300 units of housing, yet those additional homes have had a severe impact on traffic noise that was denied would occur, BTW in the neg Dec and later EIR. Lincoln crossing is 4 residential units a supermarket a gym and some small eateries with no drive ins and it too has caused severe upticks in ambient neighborhood noise. Here we are anticipating a potential of 19 times the number of units as LaVina was and much more intense active noisy commercial than found at Lincoln Crossing and the Department of Regional planning has the unmitigated gall to declaire less than significant impacts will occur. Again, just outright lies. This project clearly needs a EIR to measure these potential impacts.

14. Population and Housing

Objection. As we have outlined in these comments and our comments to the draft, this code change makes possible, and economically viable SIGNIFICANT (over 40%) Population growth in Altadena. We further object that every

statement to the contrary is a knowing, willful, LIE by Mr. Bruckner and his staff. Mr. bruckner has declaired in interviews with the Altadena Patch his intention to see significant codominimuization of Altadena in the future and this code change is CLEARLY AIMED SOLEY at achieving that result. This project clearly needs an EIR to quantify these impacts.

15. Public Services

Objection. This code, if adopted, could result in an Altadena population increase of over 40%. Most of this population would be housed in dense urban 19th Century style ghetto housing.The packing in of people like sardines has historically lead to increased fire danger, increased crime. The Pasadena Unified School District is already significantly burdened and additional students could be beyond its reasonable ability to absorb quickley. Altadena is already significantly under parked by Federal standards. Both altadena and Pasadena claim that closeness to the Angeles Forest alieviates this condition, but that forest too is overburdened with users. The Altadena Library is already in need of expanding its main branch, needing a larger western Brancha nd a new Eastern Branch. while a 40% increase in population would help fund those it would overwealm the libraries capacity even with those improvements. Did you guys even consult with ANYONE familiar with this community while you were writing this silly document? REALLY? This project clearly needs a EIR to measure these impacts.

16. Recreation

Objection. As we noted in Public Services above, Altadena already has SIGNIFICANTLY less acerage per person than Federal Guidelines. If the allowed units under this code were built, that could result in a 40% increase in the population causing a severe impact in the recreation area and a severe impact to the trails and facilities in the Angeles national Forest. Altadena already needs more parks and this project will demand more parks be built. Further, Portions of Altadena near to and including Lincoln Avenue and Fair Oaks, are mapped on the Rim of The Valley Corridor Study Area maps and studies and have been considered a part of all recreational and wildlife connectivity plans. Significantly increasing dwelling units, the size of commercial structures and drive through businesses on those areas will have known forseeable impacts on recreation and WILDLIFE connectivity in the area. This project clearly needs an EIR to measure these knowable impacts.

17. Transportation/Traffic

Objection. The less than significant Impact and no impact designations for Ait traffic patterns, design feature hazard, inadequate emergency response and conflict with adopted plans, public transit, bicycle transit and pedestrian facilities and the safey of the above is a complete total fanatsy and an absolute lie. Obviously potentially increasing the towns population by 40% can not but help have negative impacts just by raising traffic density and anxiety. Additionally, making drive though businesses possible again on lake Avenue where they were outlawed due to a series of accidents thirty years ago on a much less trafficed street is well, folly, to be kind. All of

the major streets in Altadena are STEEP, they eacha nd all have very difficult lines of sight. Increasing drive through businesses poses a direct, forseeable, knowable danger to pedestrians, cyclists, other automobiles, emergency vehicles and public transportation. This project CLEARLY needs a EIR to measure these potential dangers.

18. Utilities and Service System.

Objection. Every section of this was untruthfully answered with "less than significant impact". Already the County is battling the Federal Government and State of California over water run off. Adding a potential of 5600 dense units withhteir attendant hardscape will not help matters at all in that area. already Edison every summer is threatening Black outs and Brown outs. Adding 19,000 residents to Altadena will not help those matters. Already Sanitation District 17 is over capacity. Adding 19000 residents showering peeing and pooping isnt going to help that either. Adding potentially 40% to Altadenas population with no new water supply in a era of drought when water companies will not allow residents to do any additions to their homes also not a brilliant or fair or just idea. Adding a potential 19000 residents contributing to schoal canyons fill up also would have a SIGNIFICANT impact.Finally, recent events have made clear that the Gas Company is in need of expanded storage facilites and is at its limits locally. Clearly adding half a town to that burden not so wise. An HONEST EIR needs to be done in order to study these issues.

19. Mandatory Findings of Significance

Objection. Responses CLEARLY, OBVIOUSLY, KNOWINGLY, FALSE AND UNTRUTHFUL. This project that will destroy the Magna Charta rights of Altadena citizens to be heard on all issues of environmental concern is designed to increase the local area population and increase chain store international drive through businesses. While the project MAY involve the building of dense energy efficient per square foot units, by building far away from work it will obviously involve long term environmental degredation as will the traffic and sewerage electrical grid and gas infrastructure related issues. Individually each unit or project of fifty units may not have a huge impact, but the potential 5600 units, their 19000 person population, and the untold number of drive through businesses certianly have a HUGE forseeable cumulative impact. Obviously the increase in traffic, noise, crowding reduction of recreational opprotunitya nd impacts on the infrastructure are knowable forseebale long term negative direct and indirect impacts to the physical and psychological health and well being of the human inhabitants of the area.

20. Conclusion:

It is obvious to the Society of Organic Architects that the person compiling this negative declaration somehow believes that words on a page have no meaning. That changes to a zoning code that are designed for no other purpose but increasing population, density and commercial activity are somehow seperate from those impacts. They are not. The exact potential growth in

population, the potential number and type of drive through business have not been in this so called "Study" Studied. An honest thougough study that openly discusses the potential impacts and mitigations of these allowed changes must be done. This project clearly is much more potentially impactful than even a development of 300 homes and needs a EIR to evaluate the risks this change poses to the public health and well being.

Steven S. Lamb

President, Society of Organic Architects,

CC.

Antonovich

Barger

Holden

Susan Tae

From: SSL <steve_lamb57@sbcglobal.net>
Sent: Thursday, September 08, 2016 8:28 AM
To: Peg Hardiman; Adrian Rabbani; Camille Dudley; Gaboon; Len Zola; G. Mcphee; Andre Coleman; Jonathan Vos Post; Marietta Kruells; Jerry Rhoads; Steve Bass; Allan Wasserman; Joe Brown; James Macpherson; Kevin Lynn; George Lewis; Mary Dee Romney; David Smith; Lawrence Wilson; Eraca Allen; Laura Travnitz; Susan&Roberto Quintana; Leslie Dutton; Tami DeVine; Alan Zorthian; Elliot M. Gold; Steve Haussler; Lori Webster; Regina Whitcomb; Juliana Erdody
Cc: Kathryn Barger Leibrich; Michael Antonovich; Edel Vizcarra; Susan Tae
Subject: Re: CSD revision/issues

Peg-

On Monday Susan Tae wrote and told me in my response to were they going to publish a revised draft in any kind of lawful parameter before the meet that she believed it would be continued until 26 Oct. At Tuesdays DRP meeting. Wed. I dropped her a note asking if the meeting was continued and when a revised draft would be available to the public. Have as yet received no word.

Yes most people have no idea its going on. Most fence owners insist the county can not enforce on them because the fence was there when they bought the house....LOL. And of course Dianne Markussien and Monica Hubbard are both saying I am spreading misinformation,(this is really hilarious since Markussien while acting as LUC Chair attempted to lie about the contents of the CSD while clearly being prejudiced against Adrian Rabbani's zone change application) without ever identifying what that may be. They can't because everything I say about the CSD comes directly out of the latest published drafts.

Steve

From: Peg Hardiman <peghardiman@hotmail.com>
To: SSL <steve_lamb57@sbcglobal.net>; Adrian Rabbani <adrianrabbani@hotmail.com>; Camille Dudley <areyasun@earthlink.net>; Gaboon <gaboon@sbcglobal.net>; Len Zola <lenzola@earthlink.net>; G. Mcphee <grgmcphee@yahoo.com>; Andre Coleman <andrec@pasadenaweekly.com>; Jonathan Vos Post <jvospost3@gmail.com>; Marietta Kruells <mariettaemail@aol.com>; Jerry Rhoads <jrhoads@cpuc.com>; Steve Bass <stevebass@earthlink.net>; Allan Wasserman <allanbwasserman@gmail.com>; Joe Brown <jbrown3659@aol.com>; James Macpherson <editor@pasadenanow.com>; Kevin Lynn <kevin.lynn@kllvideo.com>; George Lewis <v668510@yahoo.com>; Mary Dee Romney <rmarydee@gmail.com>; David Smith <drtydave@msn.com>; Lawrence Wilson <larry.wilson@sgvn.com>; Eraca Allen <allen-allen@sbcglobal.net>; Laura Travnitz <spiralveg@yahoo.com>; Susan&Roberto Quintana <artnsoul2433@sbcglobal.net>; Leslie Dutton <ldutton@fulldisclosure.net>; Tami DeVine <tami@crowncitynews.com>; Alan Zorthian <zorthian@worldnet.att.net>; Elliot M. Gold <elliot@telespan.com>; Steve Haussler <steve@haussler.com>; Lori Webster <lorinscott_1@msn.com>; Regina Whitcomb <reginawhitcomb@aol.com>; Juliana Erdody <jerdody@earthlink.net>
Sent: Thursday, September 8, 2016 8:04 AM
Subject: RE: CSD revision/issues

Any word yet on a continuance? Steve, you are correct that most altadena residents are completely unaware this is even happening, and of those who do, most would be unable to attend a hearing during working hours, and many do not have the ability to travel to down town Los Angeles!

Peg Hardiman
626-354-3693
Sent from my T-Mobile 4G LTE Device

-------- Original message --------
From: SSL <steve_lamb57@sbcglobal.net>
Date: 09/06/2016 9:58 AM (GMT-08:00)
To: Adrian Rabbani <adrianrabbani@hotmail.com>, Camille Dudley <areyasun@earthlink.net>, Gaboon <gaboon@sbcglobal.net>, Len Zola <lenzola@earthlink.net>, "G. Mcphee" <grgmcphee@yahoo.com>, Andre Coleman <andrec@pasadenaweekly.com>, Jonathan Vos Post <jvospost3@gmail.com>, Marietta Kruells <mariettaemail@aol.com>, Jerry Rhoads <jrhoads@cpuc.com>, Peg Hardiman <peghardiman@hotmail.com>, Steve Bass <stevebass@earthlink.net>, Allan Wasserman <allanbwasserman@gmail.com>, Joe Brown <jbrown3659@aol.com>, James Macpherson <editor@pasadenanow.com>, Kevin Lynn <kevin.lynn@kllvideo.com>, George Lewis <v668510@yahoo.com>, Mary Dee Romney <rmarydee@gmail.com>, David Smith <drtydave@msn.com>, Lawrence Wilson <larry.wilson@sgvn.com>, Eraca Allen <allen-allen@sbcglobal.net>, Laura Travnitz <spiralveg@yahoo.com>, Susan&Roberto Quintana <artnsoul2433@sbcglobal.net>, Leslie Dutton <ldutton@fulldisclosure.net>, Tami DeVine <tami@crowncitynews.com>, Alan Zorthian <zorthian@worldnet.att.net>, "Elliot M. Gold" <elliot@telespan.com>, Steve Haussler <steve@haussler.com>, Lori Webster <lorinscott_1@msn.com>, Regina Whitcomb <reginawhitcomb@aol.com>, Juliana Erdody <jerdody@earthlink.net>
Subject: Fw: CSD revision/issues

Gang now we must organize and lobby the ATC and the Supervisors office
----- Forwarded Message -----
From: Susan Tae <stae@planning.lacounty.gov>law
To: SSL <steve_lamb57@sbcglobal.net>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>
Sent: Tuesday, September 6, 2016 8:56 AM
Subject: RE: CSD revision/issues

Hi Steve,

Thanks for your message. We've received a request for a continuance in order to allow the community more time with the proposed changes, so the Department is requesting the Commission to continue the September 14 hearing to October 26, 2016. We should know more tomorrow, and I'd be happy to report back then.

Thanks!
Susie

SUSAN TAE, AICP | Supervising Regional Planner
Community Studies North Section
Los Angeles County Department of Regional Planning
Phone 213.974.6476

From: SSL [mailto:steve_lamb57@sbcglobal.net]
Sent: Tuesday, September 06, 2016 8:35 AM
To: Susan Tae <stae@planning.lacounty.gov>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>
Subject: CSD revision/issues

Hello Susan-

The Altadena public have been told there would be at least one more written revision to the Altadena CSD before the scheduled 14 Sept. Hearing of the Regional Planning Commission in downtown Los Angeles?

I note with considerable consternation that the usual interpretation of CEQA requires revisions be circulated 30 days before they are voted on, and that CLEARLY Los Angeles County has no intention of following that. Its also abundantly clear that the hundreds of Altadenans attending the 28 July meeting at Eliot opposed most of the CSD as written, clearly the issues of fences and shrubs, air B& B use in R1 neighborhoods, maximum building envelope for large foothill properties, and environmental impacts of large mixed use development on Lake Avenue were not resolved to the satisfaction of the hundreds of people at the 28 July meeting. Also very clearly, the hundreds of Altadenans present at that meeting were, and still are, opposed to any hearing occurring on this issue outside of Altadena and during working hours. It may be uncomfortable for the commission to hear the opinions of a large body of people who they supposedly "serve", but they have an obligation to do so.

When will hard copy of the revisions be available in the main branch Altadena Library?

Sincerely

Steven S. Lamb

Susan Tae

From: SSL <steve_lamb57@sbcglobal.net>
Sent: Tuesday, October 04, 2016 6:33 PM
To: Susan Tae
Cc: Kathryn Barger Leibrich; Michael Antonovich; Edel Vizcarra
Subject: Re: Altadena CSD

Susan-

You letter raises almost as many issues as it attempts to answer. Responses ect in bold.

Hi Steve,

Thanks so much for your e-mail. Please see our responses below in blue. A separate response will be sent to your e-mail of Tuesday.

I understand a revision to the CSD has been posted to the DRP website. Has a hard copy been delivered to the Altadena Library? If not, Can you notify me when that will occur?
Hard copies are already available at the Altadena Main Library. There are located the CSD binder located at the Information Desk.

Was any attempt made to address the Community Concerns desiring the grandfathering of existing front yard fences ect?
Yes, the draft CSD was updated related to front yard fences, etc. The current standard that has been in place since 1927 is a maximum of 42 inches or 3.5 feet.

As you are well aware, there has been virtually no enforcement since 1927 of this law in ALtadena. There are literally THOUSANDS of non conforming structures existing within Altadena.

The revised CSD standards allow taller fences and hedges, depending on the fence/wall materials and type of lot. The attached updated flyer,

No document attached.

which is also available online, describes these updated standards. For existing front yard fences, etc. that were shown on approved plans, these are considered "grandfathered"

So IF one had a set of plans approved in say 1990 for a addition that showed "Existing six foot wooden fence " or something like that on the plans, and the plans were approved in 1990, the six foot fence is "Grandfathered"? I ask because virtually ALL of my Altadena clients 1979-2000 have that exact condition on their approved site plans, so in the case of my clients this is actually important.

in that they can continue to remain without any other approvals. "Nonconforming" status is a potential option, but it may be difficult to prove that the fence or wall was legally built prior to 1927.

Yes especially since the COunty did not issue building permits for fences until 1927.

Fences and walls built after 1927 that exceed the height have not been legal and therefore cannot be "grandfathered." Once the updated CSD standards are in place, enforcement would be on a complaint basis. The homeowner has the option to comply with the new standards by changing their too-tall fence or hedge, etc., or apply for the CSD modification process ($1,535) which is less expensive than the CUP process ($8,966) required today.

I dont think the department has any realization what will happen once they attempt to put this in place. You are going to be very busy, very soon.

Any attempt at dealing with the issue of the 9000 Sq Ft limitation being too restrictive for the existing Ranch properties?
The 9,000 square feet refers to adopted existing development standards for gross structural area (GSA) and lot coverage in the R-1 zone. This does not apply to other zones within Altadena. For existing ranch properties or others where this needs to be modified, the process will be easier with the CSD Update. The CSD modification process ($1,535) is less expensive than the CUP process $8,966) required today.

There are existing ranch properties, such as the Zorthian ranch, that illogically have been zoned R1, never BTW at the request of the owner. Some of these already exceed the 9000 SQ FT for total structures but again, no one in their right mind would consider them overly dense. This places an unjust and undue burden on them. To say your prior burden was MORE unjust really hardly seems like a defense to this particular injustice.

Any attempt to deal with the C-3 hotel use of Air B&B in R-1 neighborhoods by requiring even a demi CUP as is required for a non invasive use like a front yard tori?
Hotels are specifically defined in Title 22 of the County Code (Section 22.08.080) as a "building containing six or more guest rooms or suites of guest rooms... used, rented or hired out to be occupied on a temporary basis by guests." Furthermore, C-3 is a commercial zone that does allow hotels but so does C-1 and C-2. In C-1, C-2 and C-3 zones, a hotel requires a Conditional Use Permit or CUP.

You can define it so it isnt a hotel, but a B&B sells itself as a hotel and is a hotel. Just one more example of the injustice and bizzarness of your codes. iT walks, quaks and craps on the neighbors like a duck. It is a duck.

As you may be aware, AirBnB is a website and is not an explicit use per se. Through AirBnB for example, people can pay to use an entire home, or a room or rooms within a home. So AirBnB is not necessarily the same as a hotel use.

On what planet, exactly?

The renting of rooms is legal as an existing accessory use in R-1 (Section 22.20.080). Rooms within a residence "may be rented to four or fewer residents" unless also used as an adult residential facility or group home for children.

YES Thats RESIDENTS. US LAW defines residency as a place where one regularly recieves ones mail. This code section by defintion can not be about transient paid guests.

Bed and breakfasts establishments, which can also be booked through such sites as AirBnB, is a new use proposed in this CSD update and requires a CUP in the R-1 zone when there are three or more rooms available for guests.

Blah blah hogwash. Look Susan there is no difference to the NEIGHBORS between a traditional B&B and a Airnib, EXCEPT that traditional B&B guests tend to be older, more sedate and more sober.

And for clarification, there is no such application as a "demi CUP." The process for CSD modifications is described in the proposed CSD, and points to the Minor CUP. I make this clarification to avoid confusion as folks in the community may look for this demi CUP reference in the ordinance, and be unable to find it.

Sorry, Sussy Nemer has been calling it that for three years.

Also, I think your mention of a "front yard tori" is a gate that may be within the front yard?... If that is correct, there is nothing in the CSD that requires a modification for such a gate. Such a gate would be allowed within the front yard. The front yard height limits would apply same as to any structure within the required yard, so if the gate itself is taller than higher limits proposed in the CSD update then yes, a CSD modification would be required. Without the CSD update, the maximum height for structures in the front yard would be 42 inches or 3.5 feet.

Did you actually go to a planning school? Did you study the elements of Architecture? If you had, you would know a tori is a traditional Japanese gate with a roof. You walk UNDER it. Your answer is nonsensical and disturbing.

What day is the Commission going to hear it's motion to approve the Negative Declaration? What is the last day to submit written comments?
The next Commission public hearing is October 26, 2016. The Negative Declaration for the project is considered by the Commission along with the rest of the project. Because the Commission is not the final body on the CSD, the Commission would be recommending an action to the Board. The Board of Supervisors during their public hearing, would be the ones who actually approve the Negative Declaration.

The last day to submit written comments for the Commission is the morning of the hearing. However, to give the Commission the most time to be able to read and consider the comments, we recommend by Wednesday, October 12, 2016 so it can be mailed to them for the October 26 hearing.

So we basically have eleven days? Thanks.

Steve

Thanks!
Susie

SUSAN TAE, AICP | Supervising Regional Planner
Community Studies North Section
Los Angeles County Department of Regional Planning
Phone 213.974.6476

From: SSL [mailto:steve_lamb57@sbcglobal.net]
Sent: Monday, October 03, 2016 12:43 PM
To: Susan Tae <stae@planning.lacounty.gov>
Cc: Kathryn Barger Leibrich <kbarger@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>; G. Mcphee <grgmcphee@yahoo.com>; Camille Dudley <areyasun@earthlink.net>; Gaboon <gaboon@sbcglobal.net>; Andre Coleman <andrec@pasadenaweekly.com>; Jonathan Vos Post <jvospost3@gmail.com>; Marietta Kruells

<mariettaemail@aol.com>; Jerry Rhoads <jrhoads@cpuc.com>; Peg Hardiman <peghardiman@hotmail.com>; Elliot M. Gold <elliot@telespan.com>; Steve Bass <stevebass@earthlink.net>; Kevin Lynn <kevin.lynn@kllvideo.com>; Allan Wasserman <allanbwasserman@gmail.com>; Juliana Erdody <jerdody@earthlink.net>
Subject: Altadena CSD

Hello Susan-
I understand a revision to the CSD has been posted to the DRP website. Has a hard copy been delivered to the Altadena Library? If not, Can you notify me when that will occur?
Was any attempt made to address the Community Concerns desiring the grandfathering of existing front yard fences ect?
Any attempt at dealing with the issue of the 9000 Sq Ft limitation being too restrictive for the existing Ranch properties?
Any attempt to deal with the C-3 hotel use of Air B&B in R-1 neighborhoods by requiring even a demi CUP as is required for a non invasive use like a front yard tori?
What day is the Commission going to hear it's motion to approve the Negative Declaration? What is the last day to submit written comments?
Thank you-
Steven S. Lamb

Richard Marshalian

From: Juliana Erdody <jerdody@earthlink.net>
Sent: Wednesday, October 19, 2016 3:05 PM
To: Richard Marshalian
Subject: Follow Up on STR's regulations proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Richard,

I saw that you had posted something on Nextdoor recently (dispelling misconceptions about CSD's) but when I went back to read it, I couldn't seem to find it. I read all of Susan's remarks on that topic, but if there is anything you think would be important for me to read regarding the below issues I would be happy to read your message if you can steer me to it.

I just want to circle back with you regarding questions (below) that popped up after our last conversation. To summarize my email below, in brief:
1. Do the current CSD regulations of 4 person maximum occupancy apply to STR's as I have understood Land Development and Susan Tae to have said?
2. If yes, how can we get Zoning Enforcement on the same page? If no, why not?
3. Will the new propositions that relate to STR regulation be included in the CSD's at the OCT 26th hearing? If yes, where can we view them before that date?

Thank you!

Juliana

> Begin forwarded message:
>
> **From:** Juliana Erdody <jerdody@earthlink.net>
> **Subject: Re: Follow Up to your questions on Weddings and Special Events**
> **Date:** October 6, 2016 at 6:16:53 PM PDT
> **To:** Richard Marshalian <RMarshalian@planning.lacounty.gov>
>
> Hi Richard,
>
> Thank you for the link to the Event Regulations; very helpful.
>
> As for the CSD excerpts below, you have touched on precisely what we have long been pursuing, and why we are so befuddled that zoning says there is no occupancy cap for short term rentals. Jose Rubio said that, for some reason, (which is completely unclear to us), the CSD regulations do not apply to short term rentals. Never-the-less, these regulations are spelled out very clearly...that more than 4 people renting at one time is not allowed in a single-family dwelling, as you quoted below, and Susie also mentioned in here email. Land Development quoted the same excerpts and confirmed to us that there is a 4 person maximum.

SO...My primary mission is to try and unravel where the breakdown is between what is written, and what is being (or not being) enforced by zoning as relates to this issue. All that to say, thank you for pursuing an answer to this and for helping us to make some headway on this point.

One of my neighbors took a look at the CSD revisions doc at the library and mentioned he did not see any of the new propositions listed that we discussed yesterday regarding short term rentals. Are those still being worked on by the RPC with plans to include them in the CSD revisions for the OCT 26th hearing as you mentioned, or is that an unknown factor? At one point in our discussion yesterday you were uncertain about when all of this would happen, but ultimately you did say you believed these regulations would be included on OCT 26th. I know this is all rather fluid so I'm just looking for some clarification where possible; any kind of leads on how this may unfold.

Many thanks for your return email.

All Best,

Juliana

On Oct 6, 2016, at 9:58 AM, Richard Marshalian <RMarshalian@planning.lacounty.gov> wrote:

Hi Juliana,

Please see page 3 which refers specifically to weddings held in residential zones.
http://planning.lacounty.gov/assets/upl/data/ip_2016-01_sub-zon-ord.pdf

I am researching your other question about enforcement for more than 4 roomers in an R-1 zone. Zoning Enforcement might be following up with you on that item.

Excerpt of Permitted Uses in R-1 Zone:

If the residence is not used for either a home for children, foster family, or home for the aged,
foster family, rooms may be rented to not more than four roomers, with or without table board in a
single-family residence.

Rooms in a single-family residence may be rented to four or fewer residents, with or without table
board, unless the residence is also used as an adult residential facility or a group home for children
and either use has a capacity of more than six persons.

Please let me know if you need anything else, and have a good one.

Sincerely,
Rich

Richard Marshalian | Regional Planning Assistant II
Department of Regional Planning | Advance Planning

Phone: 213.974.6476

Constance Thornton

2762 St. James Pl.

Altadena, Ca. 91001

October 11, 2016

County of Los Angeles

Department of Regional Planning

320 West Temple Street

Los Angeles, California 90012

Regional Planning Commission

Project No.R2016-000348-(5)

Draft Resolution

I'm writing in re. to the Altadena CSD. I feel that parts of the CSD will have negative environmental Impacts. I also feel that the County of Los Angeles is attempting avoid having an Environmental Impact Report, they are further attempting to have the people of the Altadena community Hold you blameless for the unintentional consequences these changes may cause. I feel that By having an EIR before proceeding this can be avoided.

A large proportion of the community felt a lack of transparency in notifying the Public and informing them of and at the June 4, 2016 meeting. The meeting was neither "broad or wide ranging". Publishing a community meeting in a newspaper that has a Circulation of 29,000 for five communities is not effective. Few people under age 60 read Newspapers. It was so underpublicized that people who worked in the school and lived in Altadena did not know about it.

At #9 You state," it best meets the desires of the community while limiting unintended Consequences". It obviously did not meet the desires by most of the community as evidenced By the very long and vocal display of dissatisfaction at the July meeting.

2. When you sent out postcards you got it right. At the June 4, 2016 meeting it Was poorly attended and poorly run. The people working there were as helpful as They could be, but were not given enough background or materials. They seemed To have little or no information about Altadena , they were unable to locate where Key areas of change were to take place on a map. There were also only two pamphlets Of CSD materials on each of the tables. These could not be removed.

As to being informed , I would say and others I talked to concurred ,other than the donuts and coffee this was not helpful.

Re. fences and hedges and an E IR

I feel that one of our greatest resources in Altadena is a large number of creative people Who value their homes. One of the ways they have shown it has been in the money, designs, And artistic expressions through stone, wrought iron, wood, and other media. Having these owners tear down their fences and hedges at a great financial and aesthetic Loss is a loss to us all. It is depriving them of privacy, safety, protection from noise,dirt, Air pollution, strong winds and heavy rains.

These people are being told," even though It's your house and your design, we know What's best for you. This cookie cutter approach is good in Pasadena and South Central L.A. And it's what you have to have here." With the increase in B and Bs, even more people might Like to put up taller and denser hedges and fences.

II 3. B and Bs. There is no mention of monitoring or regulating B.and Bs other than parking And 30 day stays. Judging from the response of the people impacted at the July 28, 20116 meeting So far there is none. Increasing the number of Band Bs poses the probability of an increase in the Number of Strangers and a system for transients living in the area for any and all purposes with No system of oversight of noise, trash, conduct, etc. There should be an EIR and a maximum cap On the number of BandBs in ratio with the homes in close proximity.

#3 Drive-throughs

That area is so congested with curved cross streets and multiple driveways it's Amazing you would consider it. Traveling three blocks in any direction you Experience the following; one drive-through, numerous brick and mortar businesses, Two banks, one middle school, one public elementary school, a grocery store, at least four Pre schools ,a post office, and, a gigantic senior living facility. In the morning, between 2:15pm and about 3:30pm and again from 4:30pm until about 6:30pm and again all Day Saturday , it can take about 10 minutes to drive about four blocks. Try an EIR.

Reduced parking would be so inconvenient, I think it would just encourage people, Especially seniors, to drive to another area more inviting and accessible.

Sincerely yours

Constance Thornton

Constance Thornton

Susan Tae

From: SSL <steve_lamb57@sbcglobal.net>
Sent: Monday, October 17, 2016 1:45 PM
To: Susan Tae; Michael Antonovich; Kathryn Barger Leibrich; Edel Vizcarra
Subject: CSD commercial

Susan-

I have to say on the commercial that the public space could work out well as developers will pick the least expensive thing to do, and generally this will probably result in a planted trellis along the front of the building.

Sincerely

Steven S. Lamb
A L T A D E N A

Susan Tae

From: SSL <steve_lamb57@sbcglobal.net>
Sent: Monday, October 17, 2016 10:16 AM
To: Michael Antonovich; Kathryn Barger Leibrich; Edel Vizcarra
Cc: Susan Tae; Okorie Ezieme; Gloria Sanyika
Subject: Altadena CSD commercial massing

Dear Mike and Kathryn-

Yes I am again writing on the CSD. This time about the massing for commercial buildings. The draft revised CSD as it now stands allows buildings to be 2.5 feet from the County sidewalk and 35 feet tall. Yes, there are required windows, public space, and even a small list of architectural elements to add onto the building as afterthoughts as was done by Blockbuster when they "Spanishized" as cheaply as possible their building.

Once these things begin to be built, although they will meet the now reduced CSD standard for design, there will be an outcry, as there has been with the Aldi eyesore,because these will represent a fundamental change in the experience of driving, walking or cycling through the commercial areas. I would like to make some suggestions based on observation:

1. It's difficult to tell at 40 mph, but most commercial buildings in Altadena and particularly on Lake are already setback four or more feet from the County sidewalk. if we want a really successful hillside walking district, we will need wider sidewalks than we have with County supplied amenities such as abundant parking, sidewalk planters, sidewalk art, and built in sidewalk seating. Of course State Street in Santa Barbara has these, but so also do Monrovia, Glendale, and La Crecenta locally. These are well known strategies they are embodied to a great extent in the usually ignored Altadena Community Plan, and the CSD is supposed to exist to implement that plan.

2. If you look at Altadena's existing commercial district, everything over 16 feet tall, except the Coffee Gallery, the former site of Pankow Builders and the old PE Power station, that is over 16 feet tall is set back from the street more than sixty (60) feet. Please drive and have a look. While I don't suggest the 60 foot setback, I would suggest six feet off the sidewalk and at that point a building up to18 feet tall and then for further height a setback of another ten feet. I think this will end up with future development less shocking nd angering to most people and that probably with these setbacks most would be comfortable with an increase in GSA, this would also benefit builders.

3. The draft proposes to allow drive through businesses on Lake. These were forbidden because of a mass and unified effort of Altadena Citizens in 1985. N. Lake Avenue is a extremely steep street with traffic traveling at high speed. Drive throughs here are extremely dangerous. While the CSD will prevent fast food drive throughs from being within 500 feet of each other, it will not forbid say a Starbucks drive through from being nextdoor or across the street from a Walgreens Pharmacy. While I would argue the ban on Lake needs to stay, I can see that something is driving the return, a force outside of Altadena, so I will not argue for continuing the community ban but instead will suggest applying REASON, and if the dangerous drive through use is to return, not allowing any drive through uses within 500 feet of each other.

None of what I am suggesting here is pie in the sky dreamy unrealistic stuff as some have suggested. These are well known well proven suggestions, especially the ones regarding sidewalk width and amenities and building massing fro walkability. These have been successful everywhere they have been attempted for the last sixty years in American Urban Planning. The fact that the CSD

Committee, Altadena Town Council Land Use Committee, Altadena Town Council and amazingly enough, County planning staff seems unaware of these well known well proven extremely moderate methodologies and in fact resists them, says much more about them than it does the quality of the suggestions.

I know the most recent CSD revision embodies none of this. It is my hope that the s Angeles County Regional Planning Commission and the Board of Supervisors will direct staff towards a rewrite embodying these PROVEN Methodologies.

Finally, Supervisor, this CSD if passed before you leave office or soon after, will be seen as your legacy to the Altadena Community. It will be how you will be remembered here. Whatever is passed will permanently remake Altadena. As it presently exists, the current draft CSD will not add to the lustier of your memory. Changes to well proven methodologies will . Fir the sake of the town as a whole, and how you will eb remembered, I urge you to give these matters serious thought.

Steven S. Lamb
A L T A D E N A

STEVEN S. LAMB RESIDENTIAL DESIGN

626 354 8149

7 October 2016

Re: Altadena CSD Negative Declaration

To: Los Angeles County Department of Regional Planning, Regional Planning Commission

Commissioners;

The following comments are my own and are distinct from those of the Society of Organic Architects and it's Board of Directors.

I first wish to reaffirm and repeat all of the objections to the negative declaration contained in my July Letter to you on this same subject. I wish to thank the Commission and staff for reducing the maximum height on Lake Avenue in the present draft back down to thirty five feet.

I wish to object here and formally to the adoption of the present Negative Declaration on the following grounds:

1. The Negative Declaration contemplated the forced removal of front yard hedges. The Negative Declaration does not quantify how many Hedges are to be removed, nor does it quantify the oxygen production of these hedges, or the carbon scrubbing effect of them. These are knowable forseeable harms to the local and State environment that the Department has willfully declined to consider.

2. The Negative Declaration contains no study of how many drive through businesses are expected to come to Lake Avenue as a result of the change allowing them. There is no study quantifying expected increases in automobile accidents, potential loss of property lims and life as a result.

3. The Negative Declaration contains no study or quantification of how many hours a year automobiles will be or lime idleing or what the pollution impacts of that increased idleing will or could be at these new drive through businesses.

4. The Negative declaration contains no quantatative analysis of how many condominium units are to be built on Lake Avenue in the present business district.

5. The Negative Declaration contains no quantative analysis of how many people are likely to inhabit each condominium.

6. The Negative Declaration contains no quantitative analysis of how much additional traffic and air pollution will be created by increasing Altadena's population through the building of these condominiums.

7. The Negative Declaration contains no quantative analysis of how much electricity each new condominium unit will use. Souther California Edison already has yearly brown outs and power failures in Altadena and has a system stressed as it is.

8. The Negative Declaration has no quantative analysis of the impacts of an as yet unknown, even a hypothetical number, of condo units will have on the sewerage plants run by the County. We do know that these facilities are already at or over capacity and are regularly fined by the EPA for not running properly due to being overcapacity.

9. The Negative Declaration has no quantification of how much more natural gas will be used by tense new Condominium units, what pollution will be from the increased burning of natural gas and what the pollution to Aquifurs nationally will be from fracking to aquire this natural gas.

10. The Negative Declaration makes no mention of the fact that due to the Counties own failure to enforce its regulations, a culture of building tall front yard fences, hedges and other Architectural elements has grown up in Altadena and that these elements are a part of the heritage, history, and culture of Altadena as a PLACE and that the insistance upon removal of non conforming within five years and the refusal to allow structures to remain that have never been a community problem will fundamentally and forever alter the built environment and the culture of Altadena.

11. The Negative Declaration makes no mention of the desire at this revision, of many Altadenans, whose neighborhoods have been effected by roving ruffians, to have transitory rental units of every kind, not just traditional bed and breakfasts, go through a CUP process to be allowed to rent rooms. These "Air Nib" and "Air B&B" and whatever else they are called, units are removing housing from Altadena and all of Southern California and dramatically inflating rental costs making regional affordable housing practically non existant, The Commission and commission staff have refused to consider any legislation dealing with this dramatic negative impact effecting all Californians. These are, in spite of the definitions of County Staff, actually commercial hotels operating in R-1 residential neighborhoods.

12. The Negative Declaration fails to mention known, anticipated and planned population growth for Altadena. At every turn when residents have asked for the thousands of existing non conforming hedges and fences and so on to be grandfathered, they are met with "Must be 10 feet back from the

"Ultimate Limit Line" and it turns out the ultimate limit line is a County easement of about ten feet that we are told, exists for future road widening. Future road widening in a town that at present Census to Census has a decline in population? It must be that the County or Los Angeles is planning a surge in population such that our two lane residential roads will be going to four lanes. An additional 10 feet of width, ten feet on each side of the road bed. Nowhere is this planned increase in population mentioned, quantified, or openly discussed in the Negative Declaration, yet CLEARLY form the County statement that there is expected road width expansion, there is SOME number that is not being disclosed. Otherwise this is just unreasonable intransigence.

I hope that this commission, who have received virtually no positive feedback on this CSD, and who have had widespread opposition from disparate groups in Altadena will not fail in it's obligation to represent these Citizens and will do their duty by commissioning a full Environmental Impact Report on this proposal and will actually work with a broad band of citizens and not just the Courtiers of the Altadena Trown Council, to make regulations consistant with our culture, history, hoped for future and with the environment, built and natural. The present proposal, in virtually every paragraph and exhibit, is simply below any level of professional competence.

Sincerely

STEVEN S. LAMB

Richard Marshalian

From: SSL <steve_lamb57@sbcglobal.net>
Sent: Tuesday, October 04, 2016 6:40 PM
To: Susan Tae; Michael Antonovich; Kathryn Barger Leibrich; Edel Vizcarra; G. Mcphee; Camille Dudley; Gaboon; Andre Coleman; Jonathan Vos Post; Marietta Kruells; Jerry Rhoads; Peg Hardiman; Steve Bass; Kevin Lynn; Allan Wasserman; Susan Foster-Roberto Quintana; David Smith; Laura Travnitz; Mary Dee Romney; George Lewis; Alan Zorthian; Lori Webster; James Macpherson; Elliot M. Gold; Lawrence Wilson; Steve Haussler; Kevin Uhrich; Justin Chapman; Walter Olszewski; Leslie Dutton; Adrian Rabbani; Martin A. Gordon; Okorie Ezieme; Rene Amy; David McDonald; Richard Marshalian
Subject: Re: CSD questions

Susan-

Well Im kind of confused as to where my property line is, since it seems from the length I am being taxed on, my property either goes to the middle of the street or includes half of my neighbor to the Norths living/dining room.....The width matches the assessor map (well within four inches) but the length does not.....I'd spend the $4500 to figure it out but at this point its not that important.....We have this situation all over town BTW because of the really sloppy approvals done in the Korean War era.....

Wouldnt measuring from the curb or end of pavement have been so much simpler and wouldnt it meet any legitimate safety concern?

From: Susan Tae <stae@planning.lacounty.gov>
To: SSL <steve_lamb57@sbcglobal.net>; Michael Antonovich <mantonovich@lacbos.org>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>; G. Mcphee <grgmcphee@yahoo.com>; Camille Dudley <areyasun@earthlink.net>; Gaboon <gaboon@sbcglobal.net>; Andre Coleman <andrec@pasadenaweekly.com>; Jonathan Vos Post <jvospost3@gmail.com>; Marietta Kruells <mariettaemail@aol.com>; Jerry Rhoads <jrhoads@cpuc.com>; Peg Hardiman <peghardiman@hotmail.com>; Steve Bass <stevebass@earthlink.net>; Kevin Lynn <kevin.lynn@kllvideo.com>; Allan Wasserman <allanbwasserman@gmail.com>; Susan Foster-Roberto Quintana <artnsoul2433@sbcglobal.net>; David Smith <drtydave@msn.com>; Laura Travnitz <spiralveg@yahoo.com>; Mary Dee Romney <rmarydee@gmail.com>; George Lewis <v668510@yahoo.com>; Alan Zorthian <zorthian@worldnet.att.net>; Lori Webster <lorinscott_1@msn.com>; James Macpherson <editor@pasadenanow.com>; Elliot M. Gold <elliot@telespan.com>; Lawrence Wilson <larry.wilson@sgvn.com>; Steve Haussler <steve@haussler.com>; Kevin Uhrich <kevinu@pasadenaweekly.com>; Justin Chapman <aaronsindahouse@hotmail.com>; Walter Olszewski <johnotrin@earthlink.net>; Leslie Dutton <ldutton@fulldisclosure.net>; Adrian Rabbani <adrianrabbani@hotmail.com>; Martin A. Gordon <mgordon@lsssc.org>; Okorie Ezieme <oezieme@ngokconsultants.com>; Rene Amy <sat9forum@earthlink.net>; David McDonald <dmcdonald@planning.lacounty.gov>; Richard Marshalian <RMarshalian@planning.lacounty.gov>
Sent: Tuesday, October 4, 2016 5:58 PM
Subject: RE: CSD questions

Hi Steve,

Thanks so much for this follow-up e-mail. In addition to the e-mail response to your Monday e-mail (attached), below are our responses in blue.

You have not yet responded to my last email. Are hard copies of the final CSD revision yet placed in the Altadena Library?
Yes, hard copies of the flyers and excerpts are available in the Altadena Library.

I note, using the chart available on the DRP website that the chart still shows a max building height of 48 feet in spite of REPEATED and PUBLIC representations by DRP staff that this would be reduced to 36 feet.
Thanks Steve, this chart was in reference to an earlier CSD draft. It's been removed from our website as it no longer applies to the latest proposals and we want to minimize any confusion.

I note that the flier on the DRP website seems to indicate that the ten foot setback will be measured from the property/highway line. From the DRAWING there presented an REASONABLE person would assume this means from the CURB. Is it from the curb or from some other place, such as a invisible easement line the County may claim? If some other invisible line, when will you correct the misleading flier on your page?
The property/highway line is not the same as the edge of curb. The edge of curb is within the street right-of-way when it's a public street, and the property/highway line does not begin where the curb ends. As you are likely aware, not all streets are built the same within Altadena. For example, some residential streets have sidewalks, and the sidewalks, which start behind the edge of curb, may or may not be within the street right-of-way. Some streets are private, some sidewalks are on private property... The project website flyers have been updated to clarify that the edge of curb is not the same as the property/highway line.

Thanks!
Susie

SUSAN TAE, AICP | Supervising Regional Planner
Community Studies North Section
Los Angeles County Department of Regional Planning
Phone 213.974.6476

From: SSL [mailto:steve_lamb57@sbcglobal.net]
Sent: Tuesday, October 04, 2016 1:52 PM
To: Susan Tae <stae@planning.lacounty.gov>; Michael Antonovich <mantonovich@lacbos.org>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>; G. Mcphee <grgmcphee@yahoo.com>; Camille Dudley <areyasun@earthlink.net>; Gaboon <gaboon@sbcglobal.net>; Andre Coleman <andrec@pasadenaweekly.com>; Jonathan Vos Post <jvospost3@gmail.com>; Marietta Kruells <mariettaemail@aol.com>; Jerry Rhoads <jrhoads@cpuc.com>; Peg Hardiman <peghardiman@hotmail.com>; Steve Bass <stevebass@earthlink.net>; Kevin Lynn <kevin.lynn@kllvideo.com>; Allan Wasserman <allanbwasserman@gmail.com>; Susan Foster-Roberto Quintana <artnsoul2433@sbcglobal.net>; David Smith <drtydave@msn.com>; Laura Travnitz <spiralveg@yahoo.com>; Mary Dee Romney <rmarydee@gmail.com>; George Lewis <v668510@yahoo.com>; Alan Zorthian <zorthian@worldnet.att.net>; Lori Webster <lorinscott_1@msn.com>; James Macpherson <editor@pasadenanow.com>; Elliot M. Gold <elliot@telespan.com>; Lawrence Wilson <larry.wilson@sgvn.com>; Steve Haussler <steve@haussler.com>; Kevin Uhrich <kevinu@pasadenaweekly.com>; Justin Chapman <aaronsindahouse@hotmail.com>; Walter Olszewski <johnotrin@earthlink.net>; Leslie Dutton <ldutton@fulldisclosure.net>; Adrian Rabbani <adrianrabbani@hotmail.com>; Martin A. Gordon <mgordon@lsssc.org>; Okorie Ezieme <oezieme@ngokconsultants.com>; Rene Amy <sat9forum@earthlink.net>
Subject: CSD questions

Susan-

You have not yet responded to my last email. Are hard copies of the final CSD revision yet placed in the Altadena Library?

I note, using the chart available on the DRP website that the chart still shows a max building height of 48 feet in spite of REPEATED and PUBLIC representations by DRP staff that this would be reduced to 36 feet.

I note that the flier on the DRP website seems to indicate that the ten foot setback will be measured from the property/highway line. From the DRAWING there presented an REASONABLE person would assume this means from the CURB. Is it from the curb or from some other place, such as a invisible easement line the County may claim? If some other invisible line, when will you correct the misleading flier on your page?

Can you clarify these three issues please?

Steven S. Lamb
Hi Steve,

Thanks so much for your e-mail. Please see our responses below in blue. A separate response will be sent to your e-mail of Tuesday.

I understand a revision to the CSD has been posted to the DRP website. Has a hard copy been delivered to the Altadena Library? If not, Can you notify me when that will occur?
Hard copies are already available at the Altadena Main Library. There are located the CSD binder located at the Information Desk.

Was any attempt made to address the Community Concerns desiring the grandfathering of existing front yard fences ect?
Yes, the draft CSD was updated related to front yard fences, etc. The current standard that has been in place since 1927 is a maximum of 42 inches or 3.5 feet. The revised CSD standards allow taller fences and hedges, depending on the fence/wall materials and type of lot. The attached updated flyer, which is also available online, describes these updated standards. For existing front yard fences, etc. that were shown on approved plans, these are considered "grandfathered" in that they can continue to remain without any other approvals. "Nonconforming" status is a potential option, but it may be difficult to prove that the fence or wall was legally built prior to 1927. Fences and walls built after 1927 that exceed the height have not been legal and therefore cannot be "grandfathered." Once the updated CSD standards are in place, enforcement would be on a complaint basis. The homeowner has the option to comply with the new standards by changing their too-tall fence or hedge, etc., or apply for the CSD modification process ($1,535) which is less expensive than the CUP process ($8,966) required today.

Any attempt at dealing with the issue of the 9000 Sq Ft limitation being too restrictive for the existing Ranch properties?
The 9,000 square feet refers to adopted existing development standards for gross structural area (GSA) and lot coverage in the R-1 zone. This does not apply to other zones within Altadena. For existing ranch properties or others where this needs to be modified, the process will be easier with the CSD Update. The CSD modification process ($1,535) is less expensive than the CUP process $8,966) required today.

Any attempt to deal with the C-3 hotel use of Air B&B in R-1 neighborhoods by requiring even a demi CUP as is required for a non invasive use like a front yard tori?
Hotels are specifically defined in Title 22 of the County Code (Section 22.08.080) as a "building containing six or more guest rooms or suites of guest rooms... used, rented or hired out to be

occupied on a temporary basis by guests." Furthermore, C-3 is a commercial zone that does allow hotels but so does C-1 and C-2. In C-1, C-2 and C-3 zones, a hotel requires a Conditional Use Permit or CUP.

As you may be aware, AirBnB is a website and is not an explicit use per se. Through AirBnB for example, people can pay to use an entire home, or a room or rooms within a home. So AirBnB is not necessarily the same as a hotel use.

The renting of rooms is legal as an existing accessory use in R-1 (Section 22.20.080). Rooms within a residence "may be rented to four or fewer residents" unless also used as an adult residential facility or group home for children.

Bed and breakfasts establishments, which can also be booked through such sites as AirBnB, is a new use proposed in this CSD update and requires a CUP in the R-1 zone when there are three or more rooms available for guests.

And for clarification, there is no such application as a "demi CUP." The process for CSD modifications is described in the proposed CSD, and points to the Minor CUP. I make this clarification to avoid confusion as folks in the community may look for this demi CUP reference in the ordinance, and be unable to find it.

Also, I think your mention of a "front yard tori" is a gate that may be within the front yard?... If that is correct, there is nothing in the CSD that requires a modification for such a gate. Such a gate would be allowed within the front yard. The front yard height limits would apply same as to any structure within the required yard, so if the gate itself is taller than higher limits proposed in the CSD update then yes, a CSD modification would be required. Without the CSD update, the maximum height for structures in the front yard would be 42 inches or 3.5 feet.

What day is the Commission going to hear it's motion to approve the Negative Declaration? What is the last day to submit written comments?
The next Commission public hearing is October 26, 2016. The Negative Declaration for the project is considered by the Commission along with the rest of the project. Because the Commission is not the final body on the CSD, the Commission would be recommending an action to the Board. The Board of Supervisors during their public hearing, would be the ones who actually approve the Negative Declaration.

The last day to submit written comments for the Commission is the morning of the hearing. However, to give the Commission the most time to be able to read and consider the comments, we recommend by Wednesday, October 12, 2016 so it can be mailed to them for the October 26 hearing.

Thanks!
Susie

SUSAN TAE, AICP | Supervising Regional Planner
Community Studies North Section
Los Angeles County Department of Regional Planning
Phone 213.974.6476

From: SSL [mailto:steve_lamb57@sbcglobal.net]
Sent: Monday, October 03, 2016 12:43 PM
To: Susan Tae <stae@planning.lacounty.gov>

Cc: Kathryn Barger Leibrich <kbarger@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>; G. Mcphee <grgmcphee@yahoo.com>; Camille Dudley <areyasun@earthlink.net>; Gaboon <gaboon@sbcglobal.net>; Andre Coleman <andrec@pasadenaweekly.com>; Jonathan Vos Post <jvospost3@gmail.com>; Marietta Kruells <mariettaemail@aol.com>; Jerry Rhoads <jrhoads@cpuc.com>; Peg Hardiman <peghardiman@hotmail.com>; Elliot M. Gold <elliot@telespan.com>; Steve Bass <stevebass@earthlink.net>; Kevin Lynn <kevin.lynn@kllvideo.com>; Allan Wasserman <allanbwasserman@gmail.com>; Juliana Erdody <jerdody@earthlink.net>
Subject: Altadena CSD

Hello Susan-
I understand a revision to the CSD has been posted to the DRP website. Has a hard copy been delivered to the Altadena Library? If not, Can you notify me when that will occur?
Was any attempt made to address the Community Concerns desiring the grandfathering of existing front yard fences ect?
Any attempt at dealing with the issue of the 9000 Sq Ft limitation being too restrictive for the existing Ranch properties?
Any attempt to deal with the C-3 hotel use of Air B&B in R-1 neighborhoods by requiring even a demi CUP as is required for a non invasive use like a front yard tori?
What day is the Commission going to hear it's motion to approve the Negative Declaration? What is the last day to submit written comments?
Thank you-
Steven S. Lamb

Richard Marshalian

From: SSL <steve_lamb57@sbcglobal.net>
Sent: Friday, October 14, 2016 11:54 AM
To: Susan Tae; Michael Antonovich; Kathryn Barger Leibrich; Edel Vizcarra; Richard Marshalian
Subject: Re: CSD exhibits

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: GFs, Public Comment, Altadena CSD Update

Susan-

I was just going to shoot you off an email asking if the hard copies were in the Library yet. My computer was down the last couple days, but several people were kind enough to read to me your very misleading statement on the rumors regarding the CSD. They, having also read the various drafts of the CSD, were less than amused.

I look forward to the revised exhibits and reading the comparison documents,and the latest revision. It should be interesting.

As to that endless saddle burr, LaVina, as you should be aware, there was a lawsuit between the partners and a lawsuit between the partners and the County. One of the major issues in each of these suits was that various elements required in the SP were deleted by Southwest Diversified in series of revised site plan maps, which also continously decreased the size of the required School Site. The Departments position at the time, until Supervisor Antonovich directly interviened, after considerable public outcry, was that the over the counter approvals of the site plan were final AND that anything shown on an approved site plan was deemed approved. The Board of Supervisors position at the time was that while this is GENERALLY true, it was not true in a case where a Specific Plan passed by the BoS had specific demands on a project as a part of the approval, The issue was not generally if a site plan was approved if what was on the plan was approved, but rather could error or unfamiliarity on the part of the counter people approving a site plan, with the Specific Plan, over rule a vote of the Board Of Supervisors. I am surprised you are not familiar with this. In the matter of the Aldi store, the department approved plans that did not meet the specifics of the present CSD. I believe the exact quote from the commission was "That ship has sailed." Meaning incorrect inadverdant approvals of a site plan and elevations by the department would stand. This is another demonstration of the disparate system the department employs, one extremely rigid unforgiving system for R1 homeowners, and one loosy goosy system for large out of town developers whose projects are far more impactful than any R1 single family home could ever be. The very definition of legal and moral inequity.

In any case, the revised CSD aside from setting the modification fee down to where it should have been in the first place, does nothing to solve the problem of this community being built to a great extent outside of conformance with the fence height ordinances. It really solves no ones problem. One can not say why the 42" regulation was passed in the first place. Nor have the department ever offered an explination other than to say they adopted the ordinance in 1927.Clearly, there is no need for it, from a public safety standpoint, as a very large percentage of properties here have hedges to the edge of the streetline, or six foot plus fences, generally about ten feet back from the street line have existed in Altadena beyond anyone's living memory. Altadena has a peculiarly low rate of automotive accidents in the unincorporated area and an even lower rate of fatalities, so clearly the 89

year history shows us that there is no public health and safety issue. There is no OBJECTIVE reason for this regulation. Nor is there an objective reason to demand a further setback from the street beyond ten feet because *SOMEDAY* Public works *MAY* widen the street. It seems the time to then move or remove the fence wall shrub whatever back ten feet from the new line of the roadway is when that new line appears. It doesn't seem that it would be impossibly difficult for the County of Los Angeles to write a clear regulation that exesting fence lines could be preserved and that if and when a new actual road edge is established, they would be moved. indeed such is already the case for the 42" fences that are between the existing curb line and the end of the County easement.While this issue is perhaps not too very important in East Altadena where many front yards are 60 feet deep, in West Altadena it is vital, as most of the front yards are about 25 feet deep and a overall setback of 20 feet for a fence of hedge acting as a sound/light barrier is completely impractical. Removing these sound barriers or forcing them to be erected within five feet of the wall of the house could have the effect of actually taking the usefulness of the residence as a residence. As one of your responses to a question regarding the CSD put it "One size does not fit all".

You may be determined to pass the commercial section as is, but Susan, it really needs work, that is if your goals really are "Walkability" and maintaining a "Village feel" and Altadena cultural continuity as a specific place.. If you were familiar with Lake Avenue in Altadena, you would realize that most of the extant commercial buildings are less than 20 feet tall, and that except for the Aldi and the former Pankow Builders building, every commercial building on Lake over 20 feet tall steps back from the sidewalk at least fifty feet. If you dont believe me, I invite you to come walk it's length with me, from the Pasadena boundary to Altadena drive, any day of the week. Also, you would notice if you ever walked Lake Avenue, that there is the County sidewalk, and that most buildings on Lake Avenue have a sidewalk beyond that built back in the dawn of time by private developers. Most extant commercial buildings in Altadena are set back from the actual County sidewalk by some eight to ten feet. Again, I invite you to walk it and see. So the new useless two and a half foot setback from the sidewalk while perhaps an increase in code requirement, is a decrease from the actual built environment.

If we look at successful walking shopping districts be they in Santa Barbara, Monrovia, or La Crecenta, we find extremely deep sidewalks with amenities such as seating, low planters, extra street trees, sculpture, and water elements provided and maintained by the municipality, not the builders, in a cohiesive well thought out design and plan that generally has been the subject of years of public meetings and debate. Sadly, here not so. The County of Los Angeles Department of Regional Planning is pretending this can be accomplished Ad Hoc by various builders being required to provide ten square feet of public space for every linial foot of street frontage. What does history tell us in Altadena and other places about such requirements? Amazingly, developers, whose soul reason to exist is the making of profit, build the least expensive least inspired thing they can to get these requirements off the checklist as easily as possible and then do as little maintenance as can be done. Sadly, this is not a program that will meet any success.

About the buildings themselves: you are reducing the actual number of physical number of requirements for them. Building a 35 foot tall structure 2.5 feet from the sidewalk, with a bench shoved into that 2.5 feet unshaded, unsheltered, in the sun, does not provide an amenity that will make Lake Avenue "walkable". I would like to politely suggest a minimum six foot setback from the sidewalk WITH a required shading device over at least four of that six feet, be the device, extra tree planting, an awning or extended roof plane. This will shelter shoppers and walkers, and would have the extra desirable benefit of both reducing the urban heat island effect on the sidewalk AND reducing the energy consumption of these buildings who you are going to require have major amounts of facade glass. I warn you, even with reflective film, solar heat gain in Altadena is AMAZING. Bill Webster, the former owner of Websters can attest to this. Even with Websters seven foot roof

eyebrow, the solar heat gain was so incredible at Websters that he had to paint out much of the window area because no air conditioning system he ever had installed could keep up with the heat gain. This is a very well known issue in Altadena and oddly the CSD revision does not address it, even willfully ignores it thoughout, Susan, this is extremely bad public policy on the part of the department.

So, I hope that rather than rush to approve this poorly written document that does not seem to have been concived through any sort of whole systems thinking, but seems to have been made much like the process of going to a smorgasborg and piling unrelated, not thought about elements onto a plate, that the department will go back and really take a THOUGHTFUL look at what it is doing, I know many of my thoughts were expressed by the ATC CSD sub committee and were steamrolled by various county departments. I know they have aquiesed, this is tragic on their part, tragic for Altadena and actually tragic for the department who could have crafted a excellent up to present best practices document.

For reasons that no one in Altadena can comprehend, the Department seems completely unwillg to address the issue of Air B&B type rentals. While forcing traditional B&B's into a CUP process, a use that attracts younger more rowdy renters is being resolutely ignored. The only difference in these operations aside form the less desirable clientelle, is that one serves premade breakfast and one does not. Really it doesnt seem like who scrambles the egg should determine if this use needs a CUP. Either all transitory rentals in R-1 Neighborhoods should have them or none of them should have them. Again, this seems to be a result of some kind of fragmented disorganized thinking that isn't looking at the whole picture. The department MUST address this issue, its already out of hand and destroying the quality of life in some Altadena neighborhoods for the people who attempt to live there in peace and quiet.

Finally, let me say, that Altadena has a number of really fine Architects, Civil Engineers, and retired planners who were not, for whatever reason, tapped for this process. I really think some sort of a charette process with a number of them would yeild to a much better result that all of Altadena and the department could be proud of. Several of these folks read your first draft and have responded both by letter and spoke at the hearing, They are not at all, as am I , the usual suspects.

Please do let me know when hard copies are available at the library. I will again send you a full and exhaustive (and I note exhausting to compile) set of comments . I note also that you did not publish the final draft in any kind of resonable time frame for the publics written comments to be mailed to the Planning Commission. I believe you informed me in a prior email that our written comments had to arrive in your office by the 14th, thats TODAY, for the Commission to have them mailed out to them and to have a chance that the members would read them.

Sincerely,

Steven S. Lamb
A L T A D E N A

From: Susan Tae <stae@planning.lacounty.gov>
To: SSL <steve_lamb57@sbcglobal.net>; Michael Antonovich <mantonovich@lacbos.org>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>
Cc: Richard Marshalian <RMarshalian@planning.lacounty.gov>
Sent: Thursday, October 13, 2016 6:01 PM
Subject: RE: CSD exhibits

Hi Steve,

Regarding stamped approved plans, I'm not familiar with the specifics you're referring to regarding the La Vina project. Do you have additional information about which properties were involved in this issue regarding boundary changes? Any additional information you could provide would be helpful.

Regarding the exhibits, the additional information was helpful. As you may appreciate, a diagram on a flyer will be different than a detailed engineered drawing. Our audience is broad and includes folks who are not familiar with how to read technical drawings. As you may also recognize, site plans for a specific property can be detailed because of existing conditions but the flyer diagram needs to be general enough to account for streets that do have curbs and sidewalks, those that do not, etc.

The full version of the latest draft CSD ordinance is available online starting today, along with the other hearing materials that were transmitted today to the Commission. These include the staff memo and the additional correspondence. Also included is a table that compares the July 2016 and October 2016 versions of the ordinance. Your feedback that it takes time for the public to compare both documents was helpful in us preparing this document to help the public, and the Commission, see the changed language.

We've also forwarded these materials along to the Altadena Library so once I receive confirmation that it's available in hard copy, I can let you know…

Thanks!
Susie

SUSAN TAE, AICP | Supervising Regional Planner
Community Studies North Section
Los Angeles County Department of Regional Planning
Phone 213.974.6476

From: SSL [mailto:steve_lamb57@sbcglobal.net]
Sent: Tuesday, October 11, 2016 4:39 PM
To: Susan Tae <stae@planning.lacounty.gov>; Michael Antonovich <mantonovich@lacbos.org>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>
Subject: Re: CSD exhibits

Susie-

Thank you for your response.

1.So to be clear, a stamped approved site plan showing a six foot fence does not mean that portion of the plan was approved. This is completely inconsistant with your departments rulings, if you will recal, regarding the various adopted site plans for the LaVina project. where the department claimed that various adjustments to various properrty boundaries eventhough not specificlly a part of the approval, were indeed approved. Here once again the DRP is having their cake and eating it too, Treating large developers in a totally different manner than they treat individual homeowners.

2. Yes I have a problem with your exhibit. You can not help but know it is misleading because you DO NOT ALLOW siteplans to be drawn that way. To be accurate, your example should show the road to the middle of the street (as you require me ot show on a site plan) The curb or edge of the road,(As you require me to show on a siteplan) the area claimed as a easement shaded or hatched (Again as I am required to show on a siteplan) and the rest of the property. You know this is how site plans are to be drawn to avoid any confusion because you ENFORCE them being drawn this way, literally hundreds of times a day, five days a week. Come on, we both know whats wrong with you example.

3. How many days before the hearing, Exactly will the final draft be ready?

Steve

From: Susan Tae <stae@planning.lacounty.gov>
To: SSL <steve_lamb57@sbcglobal.net>; Susan Foster-Roberto Quintana <artnsoul2433@sbcglobal.net>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>
Cc: Richard Marshalian <RMarshalian@planning.lacounty.gov>; David McDonald <dmcdonald@planning.lacounty.gov>
Sent: Tuesday, October 11, 2016 3:55 PM
Subject: RE: CSD exhibits

Hi Steve and Susan,

Please find below responses to your questions about the CSD:

REGARDING THE LATEST DRAFT CSD
As Susan already indicated, there will be a full updated draft CSD ordinance available mid-October. Highlighted in yellow will be the changes from the July Commission version, so it will be easy to identify the updated language. In addition to the staff report that will discuss the changes, for ease in reference we'll have a table that lists the previous CSD text (if any) from the July version, and the October version equivalent.

All comment letter received before the hearing will be provided to the Commission depending on when received, with distribution dates October 13, October 20 and October 26 (morning of the hearing). In addition to the flyers that summarized the changes, the major CSD text changes have been available on our website starting September 29, 2016. The full text that will be posted soon provides the updated language in context to the whole CSD.

REGARDING FENCE FLYER
I'm sorry to hear that you find the fences and hedges flyer confusing. Please advise what elements cause you concern so that we may clarify. Previously you had indicated that you were assuming the line labeled as "Highway/Property Line" was in fact the edge of curb. So we've added additional language to clearly state that the highway/property line is NOT the same as the edge of curb. If you have other points of clarification or questions or a revised drawing that you think is more clear, we'd be happy to respond or review

REGARDING APPROVED SITE PLANS
The mere depiction of an overheight fence, shrub, wall or gate height on an approved site plan, does not consider it approved. The elements specifically approved through that site plan would be deemed approved. So in your example of a client with a remodel, unless your client also specifically applied for the yard elements to be approved/modified in addition to the remodel, only that applied for and called out in the approval, are considered approved. If you have specific properties you'd like us to research to help clarify this point, please advise with more information and we can work with our Front Counter to confirm what was approved.

Thanks!
Susie

SUSAN TAE, AICP | Supervising Regional Planner
Community Studies North Section
Los Angeles County Department of Regional Planning
Phone 213.974.6476

From: SSL [mailto:steve_lamb57@sbcglobal.net]
Sent: Sunday, October 09, 2016 2:30 PM
To: Susan Foster-Roberto Quintana <artnsoul2433@sbcglobal.net>; Susan Tae <stae@planning.lacounty.gov>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>
Subject: Re: CSD exhibits

Susan-

Yes, I know. I just want to make sure and of course I think that if the final version isnt done till mid October, that a hearing two weeks later than that is profoundly wrong. So lets say mid October is October 14 Giving the public exactly 12 days to find, read, digest and organize around the CSD, and making four versions since publication that the DRP has had us comment upon, and most of those very valid comments ignored and when not ignored dealt with by issuing EXTREMELY and clearly WILLFULLY, misleading fliers.

Steve

From: Susan Foster-Roberto Quintana <artnsoul2433@sbcglobal.net>
To: SSL <steve_lamb57@sbcglobal.net>; Susan Tae <stae@planning.lacounty.gov>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>
Sent: Saturday, October 8, 2016 10:09 AM
Subject: Re: CSD exhibits

Both the Altadena Community Standards District home tab and the September 2016 updated draft imply there will be yet another version. Both state, "A full updated draft CSD ordinance will be available mid-October 2016."

From: SSL <steve_lamb57@sbcglobal.net>
To: Susan Tae <stae@planning.lacounty.gov>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>
Sent: Friday, October 7, 2016 1:40 PM
Subject: CSD exhibits

Hi Susan-

I hope this note finds you well. I went today to make copies of the latest version of the CSD at the library. Is the present latest (and I note undated) version at the Altadena Library the FINAL version or will there be further revisions? Several community members have expressed that they have been told there will be one more CSD revision and a revised Negative declaration before the meeting of the Regional Planning Commission on the 26th. Is this indeed the case? If so, how much time will the public have to review this massive quantity of gov speak documents before the 26th? How will we be able to write comment leters that the commission will read and consider before the hearing?

As to the specific exhibits, your fence flier is confusing and completely mosleading and is NOT something you would accept as clear from an applicant. Three of us who are in the design, building and development business looked at them today and we cant agree as to what they mean and each of us finds them confusing. I suspect if we are confused, so would be the General Public. Perhaps I could come to your office, sit down with you and we could come up with a clearer drawing that more people can understand readily? The fence issue effects literally THOUSANDS of homeowners in Altadena, and what is being done about it should be clear and easy for average people who dont speak Gov Speak to understand.

Oh and BTW- still no answer to my question regarding your statement that if a fence were shown on a approved site plan it would be considered legal. As I informed you, many of my remodel clients in

ALtadena had their fence, shrub, wall and gate heights described (Always higher than 42") and their plans approved. Have those various objects been approved by the siteplan being stamped approved? Can you have someone authoritatively answer this question? May I have the answer in writing?

Sincerely-

Steven S. Lamb

Richard Marshalian

From: Susan Tae
Sent: Monday, October 17, 2016 10:17 AM
To: Richard Marshalian
Subject: Fwd: Altadena CSD commercial massing

Follow Up Flag: Follow up
Flag Status: Flagged

Correspondence for RPC transmittal

Thanks,
Susie

Sent from an iPhone

Begin forwarded message:

> **From:** SSL <steve_lamb57@sbcglobal.net>
> **Date:** October 17, 2016 at 10:15:41 AM PDT
> **To:** Michael Antonovich <mantonovich@lacbos.org>, Kathryn Barger Leibrich <kbarger@lacbos.org>, Edel Vizcarra <evizcarra@lacbos.org>
> **Cc:** Susan Tae <stae@planning.lacounty.gov>, Okorie Ezieme <oezieme@ngokconsultants.com>, Gloria Sanyika <g.san@sbcglobal.net>
> **Subject: Altadena CSD commercial massing**
> **Reply-To:** SSL <steve_lamb57@sbcglobal.net>
>
> Dear Mike and Kathryn-
>
> Yes I am again writing on the CSD. This time about the massing for commercial buildings. The draft revised CSD as it now stands allows buildings to be 2.5 feet from the County sidewalk and 35 feet tall. Yes, there are required windows, public space, and even a small list of architectural elements to add onto the building as afterthoughts as was done by Blockbuster when they "Spanishized" as cheaply as possible their building.
>
> Once these things begin to be built, although they will meet the now reduced CSD standard for design, there will be an outcry, as there has been with the Aldi eyesore,because these will represent a fundamental change in the experience of driving, walking or cycling through the commercial areas. I would like to make some suggestions based on observation:
>
> 1. It's difficult to tell at 40 mph, but most commercial buildings in Altadena and particularly on Lake are already setback four or more feet from the County sidewalk. if we want a really successful hillside walking district, we will need wider sidewalks than we have with County supplied amenities such as abundant parking, sidewalk planters, sidewalk art, and built in sidewalk seating. Of course State Street in Santa Barbara has these, but so also do Monrovia, Glendale, and La Crecenta locally. These are well known strategies they are embodied to a great extent in the usually ignored Altadena Community Plan, and the CSD is supposed to exist to implement that plan.

2. If you look at Altadena's existing commercial district, everything over 16 feet tall, except the Coffee Gallery, the former site of Pankow Builders and the old PE Power station, that is over 16 feet tall is set back from the street more than sixty (60) feet. Please drive and have a look. While I don't suggest the 60 foot setback, I would suggest six feet off the sidewalk and at that point a building up to18 feet tall and then for further height a setback of another ten feet. I think this will end up with future development less shocking nd angering to most people and that probably with these setbacks most would be comfortable with an increase in GSA, this would also benefit builders.

3. The draft proposes to allow drive through businesses on Lake. These were forbidden because of a mass and unified effort of Altadena Citizens in 1985. N. Lake Avenue is a extremely steep street with traffic traveling at high speed. Drive throughs here are extremely dangerous. While the CSD will prevent fast food drive throughs from being within 500 feet of each other, it will not forbid say a Starbucks drive through from being nextdoor or across the street from a Walgreens Pharmacy. While I would argue the ban on Lake needs to stay, I can see that something is driving the return, a force outside of Altadena, so I will not argue for continuing the community ban but instead will suggest applying REASON, and if the dangerous drive through use is to return, not allowing any drive through uses within 500 feet of each other.

None of what I am suggesting here is pie in the sky dreamy unrealistic stuff as some have suggested. These are well known well proven suggestions, especially the ones regarding sidewalk width and amenities and building massing fro walkability. These have been successful everywhere they have been attempted for the last sixty years in American Urban Planning. The fact that the CSD Committee, Altadena Town Council Land Use Committee, Altadena Town Council and amazingly enough, County planning staff seems unaware of these well known well proven extremely moderate methodologies and in fact resists them, says much more about them than it does the quality of the suggestions.

I know the most recent CSD revision embodies none of this. It is my hope that the s Angeles County Regional Planning Commission and the Board of Supervisors will direct staff towards a rewrite embodying these PROVEN Methodologies.

Finally, Supervisor, this CSD if passed before you leave office or soon after, will be seen as your legacy to the Altadena Community. It will be how you will be remembered here. Whatever is passed will permanently remake Altadena. As it presently exists, the current draft CSD will not add to the lustier of your memory. Changes to well proven methodologies will . Fir the sake of the town as a whole, and how you will eb remembered, I urge you to give these matters serious thought.

Steven S. Lamb
A L T A D E N A

Richard Marshalian

From: SSL <steve_lamb57@sbcglobal.net>
Sent: Monday, October 17, 2016 1:17 PM
To: Susan Tae; Richard Marshalian; Michael Antonovich; Kathryn Barger Leibrich; Edel Vizcarra
Subject: Re: CSD exhibits and a serious issue

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Public Comment, Altadena CSD Update

Hi Susan!

Finally was able to get to the library , Between Shabbat and Sukkot I was out of action. The Library have the 12 page comparison and a 76 page undated draft of the CSD, I assume since it's the longest draft it's the current one? Sadly none of your other exhibits are present.

I did as I was thumbing through the very interesting comment letters find a very troubling exchange between a homeowner and Mr. Marshalian. This homeowner was opposed to the CSD. She had owned her home for some time and remodeled it with permits twice. Her non conforming fence showed on both sets of stamped approved site plans. Mr. Marshalian sent her back a response that to a REASONABLE PERSON, inexperinced with the skilled duplicitous communication of County Staff, indicated that her fence was indeed legal. She thanked him for the information and responded that since her fence was legal she now had no objection.

As you know when I rather pointedly asked you a question of this nature, due of course to my unhappy years of communication with the duplicitous members of your department, on the second round you gave me a direct "no" answer. I believe Mr. Marshalian owes her both an apology and a clarification. He clearly knew from her response that she had been misinformed, that is if the information you gave me, that the fence/hedge/wall had to be directly applied for and that a location and correct notation of height on a approved stamped site plan was not sufficient.

Sincerely,

Steven S. Lamb

From: Susan Tae <stae@planning.lacounty.gov>
To: SSL <steve_lamb57@sbcglobal.net>
Cc: Michael Antonovich <mantonovich@lacbos.org>; Kathryn Barger Leibrich <kbarger@lacbos.org>
Sent: Friday, October 14, 2016 4:40 PM
Subject: Re: CSD exhibits

Hi Steve,

Of course - I double-checked with the library and they'll have the documents available tomorrow!

Thanks!
Susie

Sent from an iPhone

On Oct 14, 2016, at 12:00 PM, SSL <steve_lamb57@sbcglobal.net> wrote:

> Susan-
>
> I tend to not read large documents via computer because I have a stigmatism and even with corrective glasses I get wild head aches when doing so. Thats why I always ask when the document is available in hard copy. Also UCLA research indicates humans, even "digital natives" do not absorb information nearly as well in electronic format as they do in physical paper.
>
> Steve

From: Susan Tae <stae@planning.lacounty.gov>
To: SSL <steve_lamb57@sbcglobal.net>; Michael Antonovich <mantonovich@lacbos.org>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>
Cc: Richard Marshalian <RMarshalian@planning.lacounty.gov>
Sent: Thursday, October 13, 2016 6:01 PM
Subject: RE: CSD exhibits

Hi Steve,

Regarding stamped approved plans, I'm not familiar with the specifics you're referring to regarding the La Vina project. Do you have additional information about which properties were involved in this issue regarding boundary changes? Any additional information you could provide would be helpful.

Regarding the exhibits, the additional information was helpful. As you may appreciate, a diagram on a flyer will be different than a detailed engineered drawing. Our audience is broad and includes folks who are not familiar with how to read technical drawings. As you may also recognize, site plans for a specific property can be detailed because of existing conditions but the flyer diagram needs to be general enough to account for streets that do have curbs and sidewalks, those that do not, etc.

The full version of the latest draft CSD ordinance is available online starting today, along with the other hearing materials that were transmitted today to the Commission. These include the staff memo and the additional correspondence. Also included is a table that compares the July 2016 and October 2016 versions of the ordinance. Your feedback that it takes time for the public to compare both documents was helpful in us preparing this document to help the public, and the Commission, see the changed language.

We've also forwarded these materials along to the Altadena Library so once I receive confirmation that it's available in hard copy, I can let you know…

Thanks!
Susie

SUSAN TAE, AICP | Supervising Regional Planner
Community Studies North Section
Los Angeles County Department of Regional Planning
Phone 213.974.6476

From: SSL [mailto:steve_lamb57@sbcglobal.net]
Sent: Tuesday, October 11, 2016 4:39 PM

To: Susan Tae <stae@planning.lacounty.gov>; Michael Antonovich <mantonovich@lacbos.org>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>
Subject: Re: CSD exhibits

Susie-

Thank you for your response.

1.So to be clear, a stamped approved site plan showing a six foot fence does not mean that portion of the plan was approved. This is completely inconsistant with your departments rulings, if you will recal, regarding the various adopted site plans for the LaVina project. where the department claimed that various adjustments to various properrty boundaries eventhough not specificlly a part of the approval, were indeed approved. Here once again the DRP is having their cake and eating it too, Treating large developers in a totally different manner than they treat individual homeowners.

2. Yes I have a problem with your exhibit. You can not help but know it is misleading because you DO NOT ALLOW siteplans to be drawn that way. To be accurate, your example should show the road to the middle of the street (as you require me ot show on a site plan) The curb or edge of the road,(As you require me to show on a siteplan) the area claimed as a easement shaded or hatched (Again as I am required to show on a siteplan) and the rest of the property. You know this is how site plans are to be drawn to avoid any confusion because you ENFORCE them being drawn this way, literally hundreds of times a day, five days a week. Come on, we both know whats wrong with you example.

3. How many days before the hearing, Exactly will the final draft be ready?

Steve

From: Susan Tae <stae@planning.lacounty.gov>
To: SSL <steve_lamb57@sbcglobal.net>; Susan Foster-Roberto Quintana <artnsoul2433@sbcglobal.net>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>
Cc: Richard Marshalian <RMarshalian@planning.lacounty.gov>; David McDonald <dmcdonald@planning.lacounty.gov>
Sent: Tuesday, October 11, 2016 3:55 PM
Subject: RE: CSD exhibits

Hi Steve and Susan,

Please find below responses to your questions about the CSD:

REGARDING THE LATEST DRAFT CSD
As Susan already indicated, there will be a full updated draft CSD ordinance available mid-October. Highlighted in yellow will be the changes from the July Commission version, so it will be easy to identify the updated language. In addition to the staff report that will discuss the changes, for ease in reference we'll have a table that lists the previous CSD text (if any) from the July version, and the October version equivalent.

All comment letter received before the hearing will be provided to the Commission depending on when received, with distribution dates October 13, October 20 and October 26 (morning of the hearing). In

addition to the flyers that summarized the changes, the major CSD text changes have been available on our website starting September 29, 2016. The full text that will be posted soon provides the updated language in context to the whole CSD.

REGARDING FENCE FLYER
I'm sorry to hear that you find the fences and hedges flyer confusing. Please advise what elements cause you concern so that we may clarify. Previously you had indicated that you were assuming the line labeled as "Highway/Property Line" was in fact the edge of curb. So we've added additional language to clearly state that the highway/property line is NOT the same as the edge of curb. If you have other points of clarification or questions or a revised drawing that you think is more clear, we'd be happy to respond or review

REGARDING APPROVED SITE PLANS
The mere depiction of an overheight fence, shrub, wall or gate height on an approved site plan, does not consider it approved. The elements specifically approved through that site plan would be deemed approved. So in your example of a client with a remodel, unless your client also specifically applied for the yard elements to be approved/modified in addition to the remodel, only that applied for and called out in the approval, are considered approved. If you have specific properties you'd like us to research to help clarify this point, please advise with more information and we can work with our Front Counter to confirm what was approved.

Thanks!
Susie

SUSAN TAE, AICP | Supervising Regional Planner
Community Studies North Section
Los Angeles County Department of Regional Planning
Phone 213.974.6476

From: SSL [mailto:steve_lamb57@sbcglobal.net]
Sent: Sunday, October 09, 2016 2:30 PM
To: Susan Foster-Roberto Quintana <artnsoul2433@sbcglobal.net>; Susan Tae <stae@planning.lacounty.gov>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>
Subject: Re: CSD exhibits

Susan-

Yes, I know. I just want to make sure and of course I think that if the final version isnt done till mid October, that a hearing two weeks later than that is profoundly wrong. So lets say mid October is October 14 Giving the public exactly 12 days to find, read, digest and organize around the CSD, and making four versions since publication that the DRP has had us comment upon, and most of those very valid comments ignored and when not ignored dealt with by issuing EXTREMELY and clearly WILLFULLY, misleading fliers.

Steve

From: Susan Foster-Roberto Quintana <artnsoul2433@sbcglobal.net>
To: SSL <steve_lamb57@sbcglobal.net>; Susan Tae <stae@planning.lacounty.gov>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>
Sent: Saturday, October 8, 2016 10:09 AM
Subject: Re: CSD exhibits

Both the Altadena Community Standards District home tab and the September 2016 updated draft imply there will be yet another version. Both state, "A full updated draft CSD ordinance will be available mid-October 2016."

From: SSL <steve_lamb57@sbcglobal.net>
To: Susan Tae <stae@planning.lacounty.gov>; Kathryn Barger Leibrich <kbarger@lacbos.org>; Michael Antonovich <mantonovich@lacbos.org>; Edel Vizcarra <evizcarra@lacbos.org>
Sent: Friday, October 7, 2016 1:40 PM
Subject: CSD exhibits

Hi Susan-

I hope this note finds you well. I went today to make copies of the latest version of the CSD at the library. Is the present latest (and I note undated) version at the Altadena Library the FINAL version or will there be further revisions? Several community members have expressed that they have been told there will be one more CSD revision and a revised Negative declaration before the meeting of the Regional Planning Commission on the 26th. Is this indeed the case? If so, how much time will the public have to review this massive quantity of gov speak documents before the 26th? How will we be able to write comment leters that the commission will read and consider before the hearing?

As to the specific exhibits, your fence flier is confusing and completely mosleading and is NOT something you would accept as clear from an applicant. Three of us who are in the design, building and development business looked at them today and we cant agree as to what they mean and each of us finds them confusing. I suspect if we are confused, so would be the General Public. Perhaps I could come to your office, sit down with you and we could come up with a clearer drawing that more people can understand readily? The fence issue effects literally THOUSANDS of homeowners in Altadena, and what is being done about it should be clear and easy for average people who dont speak Gov Speak to understand.

Oh and BTW- still no answer to my question regarding your statement that if a fence were shown on a approved site plan it would be considered legal. As I informed you, many of my remodel clients in ALtadena had their fence, shrub, wall and gate heights described (Always higher than 42") and their plans approved. Have those various objects been approved by the siteplan being stamped approved? Can you have someone authoritatively answer this question? May I have the answer in writing?

Sincerely-

Steven S. Lamb

RESOLUTION
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2016-000348-(5)
ADVANCE PLANNING NO. 2016000640
ENVIRONMENTAL ASSESSMENT NO. 2016002556

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of an amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code ("County Code") relating to the Altadena Community Standards District Update and associated environmental document on July 28, 2016 and October 26, 2016; and

WHEREAS, the Regional Planning Commission finds as follows:

1. On February 3, 2016, the Los Angeles County Regional Planning Commission ("Commission") instructed staff of the Los Angeles County ("County") Department of Regional Planning ("Department") to update the Altadena Community Standards District ("CSD") in order to achieve objectives in residential areas of maintaining the original CSD's intent to provide for light, air and privacy, as well as retaining diverse and eclectic neighborhoods that are safe and peaceful, while making the permitting process less cumbersome and rectifying unintended consequences. Other project objectives for commercial areas include encouraging a diversity of architecture and pedestrian-oriented retail as well as ~~mixed use,~~ increasing visibility of Altadena businesses, encouraging restaurants and outdoor dining, and creating appropriate buffers between commercial and residential properties.

2. The unincorporated community of Altadena is within the Fifth Supervisorial District of the County. This unincorporated area is bordered by the City of Pasadena on the west, south, and east, and the Angeles National Forest and Antelope Valley planning area to the north.

   Altadena is a unique community located at the foothills of the San Gabriel Mountains and includes large lots and more urbanized areas comprised of primarily low to medium-density residential with some commercial and few industrial zones. The community contains hillside management areas with slopes greater than 25 percent slope, and areas designated Significant Ecological Area ("SEA").

   The Altadena CSD was established on September 4, 1998, with subsequent amendments in 1999, 2001, 2008 and 2010, as a supplemental district to provide a means of implementing development standards that address concerns unique to the community of Altadena.

3. The project is an update to the Altadena CSD to revise and establish new uses and development standards for future development in residential and commercial zones as well as other amendments. No land use designation or zone changes are proposed as part of the CSD update. The update is applicable only to properties within the boundary of the Altadena CSD area.

   For residential areas, the CSD Update includes new development standards for fences, walls and hedges in front yards of properties zoned R-1 (Single-Family Residential) to ensure minimum line of sight for vehicles, bicyclists and pedestrians for safety and while maintaining aesthetics and community character. The CSD Update also addresses widely varying front yards by updating how front yards are calculated consistent with community character. Bed and breakfast establishments with three or more guest rooms are included as a new use in the R-1 and R-2 (Two Family Residential) zones with a Conditional Use Permit ("CUP") and development standards, including, adequate parking, requiring a property owner or manager on site, and other development standards to protect the residential character of the neighborhoods. Other uses were added as home-based occupations with associated development standards to ensure compatibility with residential character.

   For commercial areas, the CSD Update includes revised permitting and development standards, including removing a ban on drive-throughs within a small portion of Altadena and adding a CUP requirement for all drive-throughs adjacent to residential uses. The CSD Update includes updated pedestrian friendly design requirements to all new commercial development, including specific requirements where a commercially zoned lot fronts a commercial corridor, increasing the height limit in the Lake Avenue Mixed-Use 'Center', and applying uniform signage standards throughout Altadena. The CSD Update also reduces parking requirements for retail and restaurant uses on legal, non-conforming lots less than 5,000 square feet through a tiered approach, and permits off-site parking within a ¼-mile from the use. The CSD Update will also change the type of required materials, colors, and equipment, and will add more options while reducing the number of required architectural features. Maximum heights and Floor Area Ratio (FAR) are also being updated make the CSD consistent with the Altadena Community Plan.

   The CSD update also includes other amendments, including a streamlined and standardized CSD Modification process for certain development standards through a Minor CUP process. The CSD Update also includes updates to the hillside management and historic preservation provisions for consistency with other recently-adopted ordinances as well as other concurrent amendments related to the Minor CUP procedure. These Minor CUP procedure amendments were previously considered by the County Board of Supervisors ("Board"), but

are not yet in effect as of the July 28, 2016 and October 26, 2106 Commission hearings.

4. In 2012, a visioning process was initiated by the County Fifth Supervisorial District in conjunction with County Community Development Commission and the Department, to gather input on the future of Altadena. The Altadena Vision Plan identified a number of characteristics for the community of Altadena, including a diverse, eclectic, unique character; mountain views, access to nature and environmental stewardship; town/district centers with thriving businesses; safe and peaceful neighborhoods; and opportunities for walking and biking. This Vision Plan was intended to set the direction for this CSD Update.

5. The Altadena Town Council ("Town Council") established the CSD Committee, a sub-committee that developed recommendations for the CSD Update. The CSD Committee is comprised of representatives from various aspects of the community, including residents and business owners along with the Altadena Heritage and Altadena Chamber of Commerce. The CSD Committee developed a number of recommendations addressing residential and commercial issues based on the current needs of Altadena and to implement the Altadena Vision Plan. These recommendations were received by the County after the CSD Committee presented these to the Town Council in December 2014 (commercial) and March 2015 (residential).

6. The original CSD recommendations received by the Department were extensive and detailed. As a result of careful review by the Department and other County staff, and through a series of meetings with the CSD Committee, some of these recommendations were deferred for future review, or were not included or not applicable. The CSD Update reflects the majority of original recommendations that were incorporated into the ordinance amendments.

7. The County General Plan ("General Plan") was adopted by the Board on October 6, 2015, and emphasizes sustainability through its five guiding principles, which are to employ smart growth; ensure community services and infrastructure are sufficient to accommodate growth; provide the foundation for a strong and diverse economy; promote excellence in environmental resource management; and provide healthy, livable and equitable communities. Through these guiding principles, there are a number of General Plan policies that apply to the CSD Update, including:
    - Encouraging infill and mixed use development, by updates to maximum building height and FAR, which provide consistency with countywide provisions regulating mixed use development;
    - Encouraging patterns of development that promote physical and pedestrian activity, by clarifying and adding standards to encourage pedestrian-friendly design, including visual interaction, pedestrian flow and

architectural design features as well as other amenities and permitting off-site parking within a walkable distance;

- Minimize impacts to noise-sensitive land uses through best practices, such as with drive-throughs which would be reviewed through a discretionary CUP permitting process and include development standards that require setbacks for drive-through areas, establish specific hours of operation, and ~~through a discretionary CUP process~~ require site-specific analysis of any environmental impacts~~ on properties adjacent to residential zones~~; and
- Incentivize investment in local businesses and older commercial areas, by permitting certain home-based businesses as well as bed and breakfast establishments to support residents while bringing visitors to Altadena, and reducing parking requirements for retail and restaurant uses to encourage reuse of existing underutilized structures and revitalize street activity as well as encourage safe neighborhoods.

8. The Altadena Community Plan ("Community Plan") was adopted by the Board in 1985 as a component of the General Plan, and describes Altadena as a mature community of residences, commercial districts, institutional and public uses. Major objectives of the Community Plan include:
    - Preserving the residential character of the community, as well as encouraging limited flexibility to avoid stagnation and lack of property improvements, by adding bed and breakfast establishments, certain home-based occupations and updating fences, walls and other yard standards; and
    - Intensifying, renovating, and revitalizing the commercial and industrial areas, by updating building height and FAR to match Community Plan policies as well as other updates to signage requirements, pedestrian-oriented design, and instituting commercial buffers.

9. In reviewing the CSD Committee recommendations and developing the ordinance, Department staff worked extensively with Current Planning and Zoning Enforcement staff from the Department as well as other County Departments, including Department of Public Works ("Public Works"), Department of Public Health, Department of the Agricultural Commissioner/Weights and Measures, and County Counsel. The CSD Update reflects the ordinance that best meets the desires of the community while limiting any unintended consequences.

10. Outreach for the CSD Update was broad and wide-ranging. The CSD Committee, who were the Department's key partner in developing the ordinance and understanding the needs of the community, offered recommendations to the Draft CSD, assisted in outreach for specific events, and communicated the current status of the project to their constituents throughout the process.

Additionally, the Department hosted an Open House with over 90 estimated participants on June 4, 2016 to present the recommendations and solicit input on the CSD update.

11. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the public hearing notice was published in The San Gabriel Valley Tribune on June 27, 2016. Courtesy notices of the CSD Update public hearing were also mailed out to every property owner in Altadena.

12. Comments were received from the public during the Open House as well as online. Open House comments addressed a number of topics, including pedestrian-friendly design, front yard setbacks, fences and hedges, and home-based occupations. Additional public comments received since the release of the CSD Update as proposed to the Commission, include existing hillside management development standards, fences and walls located within and outside any required yard, vacation home rentals, current construction of a supermarket in the community, uses on the ground floor within commercial zones, entrances and windows on street-facing commercial developments, and the CSD modification process. These comments could be generally categorized as clarification, already included, objections, not applicable, or requests for information.

13. On July 28, 2016, the Commission conducted a duly-noticed public hearing to consider the Altadena CSD Update at the Eliot Arts Magnet School in Altadena. A presentation on the project was given by Department staff and the CSD Committee. Approximately 45 speakers from the community gave testimony to the Commission.

14. During the July 28 public hearing, testimony primarily addressed:
    - Design of the Charles Company building at 2246 Lake Avenue currently under construction;
    - Enhanced commercial building and pedestrian oriented design standards;
    - Fences, walls and hedges standards;
    - Proposed height limit in the Lake Avenue Mixed Use 'Center' Area; and
    - Drive-through businesses.

    Other comments received those related to bed and breakfasts, and short term rentals in the residential zones.

15. After hearing public testimony, the Commission continued the matter to September 14, 2016, and directed Department staff to respond to the concerns raised by the community. The Commission also requested that remote testimony be available at a location near Altadena for the community.

16. Prior to the September 14, 2016 continued public hearing, Department staff received a request from the CSD Committee for a longer continuance, in order to work with Department staff for greater public outreach and education. On September 7, 2016, the Commission granted the continuance by cancelling the September 14, 2016 hearing and postponing the matter to October 26, 2016. Remote testimony will be available at the Eaton Canyon Nature Center for the October 26 continued hearing.

17. Based on testimony from the July 28 public hearing and revised recommendations from the CSD Committee, the CSD was revised to require a pedestrian entrance from a commercial corridor. Where a pedestrian entrance cannot be provided, through the CSD Modification process the project must provide more windows, interior views or interior displays as part of its building façade, and provide alternative publicly accessible space, such as a courtyard, garden, covered walkway or other green space.

18. Based on testimony from the July 28 public hearing and revised recommendations from the CSD Committee, the CSD was revised to maintain the Lake Avenue Mixed Use 'Center' Area height limit as 35 feet. The height limit for all other commercial zones in Altadena is a maximum 35 feet with up to 20 percent of the building footprint allowed maximum three stories or 45 feet for architectural interest or to accommodate mechanical equipment.

19. Based on testimony from the July 28 public hearing and revised recommendations from the CSD Committee, the CSD was revised for all drive-through establishments to require a CUP. In addition to the prescribed development standards, a CUP ensures that adequate analysis of impacts from individual proposed establishments is conducted.

20. Based on testimony from the July 28 public hearing, consultation with Public Works staff and revised recommendations from the CSD Committee, the CSD was revised for fence, wall and hedge requirements to allow taller fences, walls and hedges within the front yard, depending on the type of lot and design of the fence or wall. For certain six-foot tall fences and walls on interior lots, open and non-view obscuring elements are required to be incorporated into the fence or wall based on distance from the highway line. Live plants are also required for six-foot tall fences and walls on corner and reversed-corner lots. The list of materials was also updated to list prohibited materials to allow greater flexibility with future fence and wall design.

21. Based on testimony from the July 28 public hearing and revised recommendations from the CSD Committee, the CSD was revised to eliminate any new parking required for additions to retail and restaurant uses on lots between 2,500 and 5,000 square feet.

22. Based on revised recommendations from the CSD Committee, the CSD was revised to define for odd-shaped lots the front yard as that portion adjacent to the street.

23. While testimony was given during the July 28 public hearing regarding the Charles Company development at 2246 Lake Avenue, the Charles Company project is not part of the CSD Update. However, comments regarding the Charles Company development informed the proposed commercial standards.

24. While testimony was given during the July 28 public hearing regarding condominium development, mixed use development, and increased density as a result of the CSD, no CSD revisions are necessary. Condominiums is a form of ownership and subject to the state Subdivision Map Act as well as Title 21 (Subdivision Ordinance) of the County Code, including a public hearing. The CSD Update does not propose any physical change or changes to Title 21. Mixed use development is regulated through countywide zoning regulations, and no changes are proposed as part of the CSD Update. Density is regulated through the General Plan and Community Plan, and no changes are proposed as part of the CSD Update.

25. While testimony was given during the July 28 public hearing regarding short-term rentals, such as Airbnb, VRBO and others, no CSD revisions have been proposed. Efforts are already underway within the County to analyze online short term residential rentals, and a countywide ordinance to address such uses would be appropriate. Should any specific issues to Altadena arise that are not addressed by a countywide ordinance, then further updates to the CSD would be appropriate at that time.

26. While testimony was given during the July 28 public hearing regarding existing CSD hillside and gross structural area ("GSA") regulations, no additional CSD revisions have been proposed. The CSD Update limits hillside amendments to that necessary for consistency with the countywide Hillside Management Areas ordinance update. Where any modification is necessary, the CSD reduces the required permit from a CUP to the revised CSD Modification process, which allows individual homeowners to request modifications to standards, including GSA.

27. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA"), and the initial study concluded that this regulatory action will not have a significant effect on the environment. Based on the Initial Study, Department staff has prepared a Negative Declaration for this project. The Commission finds that the proposed amendments to the Zoning Ordinance will not have a significant effect on the environment pursuant to the

CEQA guidelines and the Los Angeles County Environmental Document Procedures and Guidelines.

28. Factors considered in the Initial Study include the CSD Update not changing or conflicting with any General Plan or Community Plan policy. The General Plan includes the Community Climate Action Plan 2020 ("CCAP"), which applies to new construction as well as existing uses within the community. Regarding drive-throughs, currently drive-throughs are permitted throughout Altadena except a small area on Lake Avenue. The CSD Update will remove the ban on drive-throughs in this small area, as well as establish permitting and development standards for any new drive-through throughout Altadena that ensures compatibility, including a CUP process and requirements such buffering and setbacks of the drive-through area ~~when adjacent to residentially-zoned lots~~. This amendment also potentially reduces air quality impacts such as greenhouse gas emissions (GHG) and vehicles mile traveled by allowing uses to establish where retail is in demand within Altadena. The CUP also ensures that site-specific environmental analysis will be conducted, and current regulations require Public Works review for driveway locations. Regarding building heights and FAR, these amendments ~~reflect~~ are consistent with adopted standards in the Community Plan.

29. With revisions to the CSD draft, Department staff considered additional factors in determining whether the Initial Study prepared was adequate for the project. Revisions to the CSD draft include requiring open and non-view obscuring fence materials for certain fences and walls, lowering the height limit for the Lake Avenue Mixed-Use 'Center' Area, eliminating new parking requirements for retail and restaurant additions for certain lots, requiring a CUP for all drive-throughs, and requiring a pedestrian entrance from commercial corridors. These revisions would not create a significant effect on the environment related to aesthetics, air quality, GHG emissions, noise, population and housing, and traffic. Therefore, the Negative Declaration prepared remains the appropriate environmental document.

30. The Commission finds that the CSD Update balances the input from a diverse constituency while striving to maintain the health, safety and welfare of the entire community. The CSD Update addresses many areas, including difficult and sensitive issues such as front yard fences, walls and hedges; and commercial pedestrian-oriented design. The CSD Update incorporates local development standards which reflect the community's interest and the best interest of the County.

31. The Commission finds that the CSD Update meets the need to address conditions specific to the community of Altadena. For many years, the development pattern within Altadena has resulted in numerous over-height

fences and hedges that may not ensure the safety of vehicles, bicyclists and pedestrians. The CSD Update includes revised standards with considerable consultation with Public Works, and reflects the minimum standards necessary for safety as well as aesthetic and community character concerns. Modification of these minimum standards must further demonstrate that line of sight needs specific to that property are maintained for safety. The CSD Update also includes residential uses that allow for some flexibility for homeowners while incorporating appropriate permitting and development standards to ensure neighborhood compatibility. Home-based occupations with associated development standards are added to the R-1 zone, and bed and breakfast establishments are added to the R-1 and R-2 zones with a CUP and development standards. The CSD Update will also remove the ban on drive-throughs in a small portion of Altadena, and add discretionary permitting and development standards for all new drive-throughs to ensure compatibility.

32. The Commission finds that the revised development standards will appropriately address the unique character of Altadena. This includes certain residential neighborhoods where front yard setbacks vary widely within the block, and in such cases where modification is necessary that the CSD Modification process ensures neighbor notification and decisions based on the merits of the request. In commercial areas, the revised development standards include signage, pedestrian-friendly design, architectural features, setbacks, and visual interest, to ensure that Altadena's commercial areas are a well-designed, community-oriented and higher quality built environment while safeguarding sensitive residential uses.

33. The Commission finds that the CSD Update streamlines the process and balances certainty with community input for procedures outlined in the CSD. The CSD Modification is revised to standardize the procedure for applicants, and reduces the burden for homeowners from the current requirement for a CUP. The CSD Modification also ensures that neighbors and the Town Council may provide input on modifications while the decision for each request is based on its merits. For CSD Modifications regarding fences and walls, additional studies are required to ensure that line of sight is maintained for safety.

34. The Commission finds that the other amendments related to the CSD Update, including the Minor CUP process, are necessary to comply with the state Government Code and Public Resources Code. This includes a requirement for a public hearing and for appeal options.

35. The Commission finds that the CSD update is consistent and implements the goals and policies of the adopted General Plan, Community Plan, and the Altadena Vision Document, in a manner which protects the health, safety and general welfare of the community.

36. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, Hall of Records, 320 West Temple Street, 13th Floor, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Community Studies North Section, Los Angeles County Department of Regional Planning.

NOW, THEREFORE, BE IT RESOLVED THAT, the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board certify completion of and adopt the attached Negative Declaration and find that the proposed amendments to Title 22 will not have a significant effect on the environment;

2. That the Board hold a public hearing to consider the proposed amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code, to amend the Altadena Community Standards District and associated map; and

3. That the Board adopt an ordinance containing amendments to Title 22 recommended by this Commission, and determine that the amendments are compatible with and supportive of the goals and policies of the Los Angeles County General Plan and Altadena Community Plan.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on ~~July 28~~October 26, 2016.

_____
Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By _____
JILL M. JONES
Senior Deputy County Counsel

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date: ~~July 28, 2016~~October 26, 2016

SMT:dm:rdm
~~July 28, 2016~~ 10/26/16

DRAFT

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NO. 2016-000348-(5)
ENVIRONMENTAL CASE NO. 2016002556

1. **DESCRIPTION: Altadena Community Standards District Amendment**

2. **LOCATION: Community of Altadena**

3. **PROPONENT:**
   County of Los Angeles, Regional Planning Department

4. **FINDINGS OF NO SIGNIFICANT EFFECT:** Based on the initial study, it has been determined that the project will not have a significant effect on the environment.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:** The location and custodian of the record of proceedings on which the adoption of this Negative Declaration is based is:

   Los Angeles County Department of Regional Planning
   320 West Temple Street
   Los Angeles, CA 90012

PREPARED BY: Susan Tae, Community Studies North

DATE: June 27, 2016

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning

Project title: Altadena Community Standards District Amendment/ Project No. 2016-000348-(5)/ Advance Planning Case No. 2016000640/ Environmental Assessment No. 2016002556

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Susan Tae (213) 974-6476; stae@planning.lacounty.gov

Project sponsor's name and address:
County of Los Angeles, Department of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012.

Project location: Unincorporated Altadena
APN: All parcels within the Altadena Community Standards District *USGS Quad*: Pasadena, Mt. Wilson

Gross Acreage: Approximately 5200 Acres

General plan designation: See Below.
Community/Area wide Plan designation: Altadena Community Plan: MD-Medium Density Residential; LMD-Low Medium Density Residential; LD-Low Density Residential; N-Non Urban Residential; E-Estate/Equestrian; NF-National Forest; GC-General Commercial; MU-Mixed Use Center; BP-Business Park; PR-Public & Private Recreation; MOS-Miscellaneous Open Space: I-Institutional; U-Utilities.

Zoning: A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area); A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area); R-1-7,500 (Single-Family Residential – 7,500 Square Feet Minimum Required Lot Area); R-1-8,000 (Single-Family Residential – 8,000 Square Feet Minimum Required Lot Area); R-1-10,000 (Single-Family Residential – 10,000 Square Feet Minimum Required Lot Area); R-1-20,000 (Single-Family Residential – 20,000 Square Feet Minimum Required Lot Area); R-1-40,000 (Single-Family Residential – 40,000 Square Feet Minimum Required Lot Area); R-2 (Two-Family Residential); R-2-P (Two-Family Residential – Parking); R-3 (Limited Density Multiple Residential); R-3-P (Limited Density Multiple Residential - Parking); R-4 (Medium Density Multiple Residential); C-1 (Restricted Business); C-2 (Neighborhood Business); C-3 (General Commercial); CPD (Commercial Planned Development); CM (Commercial Manufacturing); CM-DP (Commercial Manufacturing – Development Program); M-1 (Light Manufacturing); B-1 (Buffer Strip); P-R (Parking Restricted); R-R (Resort and Recreation).

Altadena's land use is predominantly residential, with use by percentage below:

Single Family Residential 77.99%
Multi-Family Residential 5.19%
Miscellaneous 6.10%
Government 5.30%
Institutional 2.76%
Commercial 2.32%

Recreational 1.10%
Industrial 0.18%
Irrigated Farm 0.05%

Description of project: The Altadena Community Standards District (CSD) encompasses the entire area of the census designated location of Altadena (Project Area). Altadena is an unincorporated community of Los Angeles County (County) bounded on the south, west, and east by the City of Pasadena, generally adjacent to the unincorporated community of Kinneloa Mesa on the east, the City of La Cañada-Flintridge on the west, and the Angeles National Forest adjacent to the north. As of the 2010 census the population of the Project Area was 42,777.

The proposed project (Project) consists of a zoning ordinance amendment to the existing Altadena CSD. The objective of the Project is to update residential and commercial uses and development standards of the CSD to implement the County General Plan, the Altadena Community Plan (Plan), and the Altadena Vision document, including proposals by the community that reflect current needs. The Project does not include any building or physical development.

The Project includes potential revisions to uses and development standards as well as procedures as summarized below:

RESIDENTIAL

- Addition of **bed and breakfasts** as a use subject to Conditional Use Permit (CUP) with development standards, in the R-1 and R-2 zones;
- Revision of **home-based occupations** to add uses with associated permitting and development standards for such uses as seamstress and tailor, digital photography lab, and picture framing as well as allow up to two home-based occupations and an additional employee per property, in the R-1 zone;
- Revision to **fences, walls and hedges** development standards including height to allow a greater height when located a minimum distance from property line, list of permitted and prohibited materials, and additional development standards where development standard modification is requested; and
- Revision to **yard** development standards for calculation of front yards, and minimum setbacks for flag lots.

COMMERCIAL

- Revision to allow **drive-through facilities** with associated permitting (ministerial except discretionary with a CUP where located adjacent to residentially-zoned property) and development standards;
- Revision to **auto service and incidental repair uses** permitting and development standards;
- Addition to permit **outdoor dining**;
- Revision to permitting for certain **uses**, including proposed ministerial uses (dog training) and proposed discretionary uses with a CUP (Automotive Uses), in C-1, C-2, and C-3 zones;
- Revision to **maximum building height** from 35 feet to 48 feet within the Lake Avenue Mixed Use Center Area;
- Revision of **building color** requirements to delete earth-tone requirement and permit neon colors when used as an accent;
- Revision to **architectural element** requirements to add possible elements and reduce required elements from five to three;
- Revision to **lighting** requirements where commercial uses are located adjacent to residentially-zoned properties;

- Revision to **other commercial development standards** to generally adapt existing Lake Avenue development standards, including signage (permitted types and development standards), building envelope and setbacks, to apply throughout commercially-zoned areas in the Project Area;
- Revision to **Areas** within the Project Area, including deletion of the West Altadena Area and renaming of the Lake Avenue Area and other amendments; and
- Revision to **parking** requirements for uses dependent on size of lot, date of construction of existing buildings, and expansion of certain uses such as outdoor dining as well as where required parking may be located.

OTHER AMENDMENTS

- Revision to existing **hillside development** permitting and development standards for consistency with countywide Hillside Management Areas Ordinance;
- Revision to existing **historic properties** provisions for consistency with the countywide Historic Preservation Ordinance; and
- Revision to **CSD modification** process for residentially-zoned and commercially-zoned areas, including from a Director's Review (CUP in R-1 zone) to a ministerial process with development standards and approval requirements, and notice radius from 1,000 feet to 300 feet.

ALTERNATIVE CSD AMENDMENTS

These additional alternative CSD amendments are described here as part of the Project for purposes of analysis under CEQA, and include:

- Revision of **home-based occupations** to add classes with a CUP and associated development standards in the R-1 zone;
- For **odd-shaped lots** with less than 50 feet of street frontage, define the front yard to be that portion of the lot that fronts onto the public street and allow 10 foot setback for all yards;
- Revision to allow a **one-time single-family residence addition** of up to 500 square feet and a total height of 15 feet, to encroach into the required side yard setback where the addition continues the plane of the existing building;
- Revision to allow **second units** by right for homes served by septic systems (countywide, second units without public sewer currently require a CUP);
- Revise to waive all **commercial parking** requirements for a change of use in an existing structure or addition to an existing structure, on commercial lots less than 5,000 square feet.

The draft CSD ordinance amendment and associated maps are attached as Appendix A; the alternative CSD amendments are attached as Appendix B. The format of draft CSD and alternative amendments match Title 22 of the County Code. Additional discussion of certain provisions is below:

RESIDENTIAL

Bed and Breakfasts

Currently single-family homes may accommodate up to four renters as an accessory use in the R-1 zone under County Code Section 22.20.080; the existing provisions do not specify whether renters are short-term or long-term. The Project proposes to permit bed and breakfast establishments with three or more guest rooms with a CUP in the R-1 and R-2 zones and subject to certain development standards, including minimum lot size (10,000 square feet or greater), on-site parking requirements, location of guest rooms, and regulation of any on-site events. Bed and breakfast establishments in the R-1 and R-2 zones would be required to comply with all development standards of the respective zone such as height and setbacks as well as comply with the additional use-specific standards such as on-site guest parking and limiting on-site dining to guests to minimize impacts on surrounding properties, and location of guest rooms within the primary residence to retain a single-family residential character. Additionally, the CUP is a discretionary permit, and project-level analysis of site

specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed.

Home-Based Occupations

Currently home-based occupations are permitted in the R-1 zone, and subject to a number of development standards (County Code Section 22.20.020; including limits to hours of operation, deliveries, pedestrian and vehicular traffic, and other standards to maintain compatibility with a residential neighborhood character. The Project proposes to add three additional home-based occupations permitted in the R-1 zone through a ministerial site plan review: seamstress/tailor, picture framing, and digital photography lab. Additional development standards for these additional uses include regulation of the number of machines and/or associated business supplies (e.g. finished wood assembly), and that these home-based occupation activities shall be conducted in an approved indoor space. The Project further proposes to allow up to two home-based occupations per property, and each property may have up to two non-resident employees. Home-based occupations would be required to continue to comply with all development standards of the respective zone such as height and setbacks as well as comply with use-specific standards, except where modified by the Project.

Alternative CSD amendments include the addition of classes as a permitted home-based occupation with a CUP in the R-1 zone. Classes would be required to comply with all development standards of the respective zone such as height and setbacks as well as comply with additional use-specific standards such as on-site guest parking, and alternative hours of operation to minimize impacts on surrounding properties. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time that classes as a home-based occupation is proposed.

Fences, Walls and Hedges

Currently height and location of fences, walls and landscaping that serve the same purpose as a fence or hedge, are regulated by countywide provisions in the R-1 zone (County Code Section 22.48.160). The Project proposes to allow fences and walls up to six feet in height in the front yard where located a minimum distance from the property line or roadway, whichever is greater. The Project also adds development standards for types of materials for fences and walls as well as clarify height measurement. The Project further establishes minimum development standards where modifications to fence and wall standards are proposed. These include minimum distance from edge of driveway, and property line. The modification process is further described below.

Building Color and Architectural Elements

Currently the CSD regulates building color through requirement of earth-tone and muted colors, and architectural elements including requirement of five architectural features, Mediterranean design and stucco material. The Project proposes to change the required architectural features from five to 3, and eliminate requirement of Mediterranean design and stucco as well as earth tone and muted pastels colors. Neon colors would not be permitted other than as an accent color, or not greater than 20% of any structure frontage.

Building Height

The adopted Plan limits commercial structure heights to 35 feet in all areas other than the Lake Avenue Mixed Use Center Area (Mixed Use Center). The Mixed Use Center is bounded by Calaveras Street, El Molino Avenue, and generally by Altadena Drive and Lake Avenue. This Mixed Use Center is designated as the commercial center of Altadena through the Plan, with intent for increased density and height. The Mixed Use Center is an urbanized center in an existing generally urbanized area. Furthermore, the Mixed Use Center is adjacent and mostly surrounded by institutional and multi-family residential uses, some of which have heights around or above 48 feet, similar to the Project's proposal. The Project's revision to update the maximum

height of commercial structures in the Mixed Use Center implements and ensures consistency with the adopted Plan.

Drive-Through Facilities

Currently there are approximately 4 drive-through facilities within the Project Area. These drive through facilities were established through a prior CUP, or were existing prior to earlier CSD amendments regulating drive-through facilities. Current regulations also ensure that driveway locations are reviewed by County Department of Public Works for all commercial properties. The Project allows drive-through facilities through permitting based on location, with a CUP for properties adjacent to residentially-zoned property, and a ministerial site plan review for all other locations. The Project also proposes development standards including required buffers, location requirements for the cashier microphone, and a cleanup plan.

OTHER AMENDMENTS

Hillside Development

Currently hillside development is regulated through permitting and development standards of the Hillside Management Areas (HMA) Ordinance and CSD. The HMA Ordinance was updated in 2015, and requires a CUP for grading exceeding 15,000 cubic yards as well as establishes guidelines for hillside design. The CSD requires a CUP for development in hillside areas with slopes 25% and greater, and for grading that exceeds 2,500 cubic yards. The Project proposes amendments to align the CSD with updated countywide regulations while retaining the existing grading threshold within the Project Area. Impacts of the HMA Ordinance were analyzed in the certified Environmental Impact Report (EIR) for the 2035 County General Plan Update. Furthermore, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time that hillside development is proposed.

Historic Properties

Currently regulation of historic properties is regulated through designation and permitting of the Historic Preservation Ordinance and CSD. The Historic Preservation Ordinance was adopted in 2014, and establishes a process to locally designate historic structures or districts, and a permitting process for designated structures or districts. The CSD lists certain properties within the Project Area as well as a process to consult with the Landmarks Commission and Altadena Heritage. The Project proposes amendments to align the CSD with updated countywide regulations, including regulation of additional properties designated through the Historic Preservation Ordinance, while retaining the existing consultation requirement with Altadena Heritage.

CSD Modification

Currently modifications to CSD development standards are regulated through the CSD. In R-1 zone, a CUP is required for any modification to development standards; in other residential zones a CSD Modification process is required, as established in the CSD. Modifications to development standards within the Lake Avenue and West Altadena Areas are also subject to a CSD modification (Minor Variation) process as established in the CSD. The Project proposes to amend the CSD Modification process to a CSD Modification as a site plan review subject to development standards and requirements for approval. For modifications to fences and walls, such development standards include location and study requirements to ensure adequate line of sight for pedestrians and vehicles. . The revised CSD Modification process retains a statement by the applicant describing the project and need for modification, and how the request is consistent with the Plan and CSD objectives. The requirements for approval include procedures for protests, action, and the request for public hearing process to reflect the existing process to the extent feasible, and ensures that substantive modifications are considered by the appropriate decision-making body. Where modification requests exceed or deviate from the development standards, such requests will require other permitting as specified in the CSD

Surrounding land uses and setting:

The Project Area is partially surrounded and immediately north of the City of Pasadena, generally east of the City of La Canada – Flintridge, and west of the unincorporated community of Kinneloa Mesa, and immediately south of the Angeles National Forest. Surrounding land uses also include the large institutional research centers and related commercial uses of the Jet Propulsion Laboratory, which is immediately west of the Project Area.

The surrounding land uses by the City of Pasadena include institutional uses, single family residential, and a large Open-Space zone immediately to the west of the Project Area; and General Industrial, Single Family Residential, Multi-Family Residential, and General Commercial uses to the south. The Project Area is adjacent to single family residential and open space uses in the City of Pasadena to the east.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

Public Agency	*Approval Required*
N/A	N/A

Major projects in the area:

Project/Case No.	*Description and Status*
R2015-01896/RCUP-201500074/RTM-TR073596/ROAK-210500017/RENV-2015-00074	Seven single-family lots, one open space lot and one debris basin lot. - Open
R2015-20165/RCUP-201500085	ABC CUP (type 41) and interior tenant improvement to add ADA restroom. C-3 zone, Lake Avenue Area - Open
R2012-02540/RPPL2016001738	New 27,108 square foot supermarket - Open
R2014-02411/RMCP-201400014/RCOC-2014129/RENV-201400194/ROAK-201400035	New single-family residence in Hillside Management Area Appealed to Board of Supervisors

Reviewing Agencies: [*See* **CEQA Appendix B** *to help determine which agencies should review your project***]**

Responsible Agencies

- ☐ None
- Regional Water Quality Control Board:
  - ☒ Los Angeles Region
  - ☐ Lahontan Region
- ☐ Coastal Commission
- ☐ Army Corps of Engineers

Special Reviewing Agencies

- ☐ None
- ☒ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☒ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mountains Area
- ☐

Regional Significance

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns. Area
- ☐

Trustee Agencies

- ☐ None
- ☒ State Dept. of Fish and Wildlife
- ☐ State Dept. of Parks and Recreation
- ☐ State Lands Commission
- ☐ University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- ☒ DPW:
  (delete those that don't apply)
  - Land Development Division (Grading & Drainage)
  - Geotechnical & Materials Engineering Division
  - Watershed Management Division (NPDES)
  - Traffic and Lighting Division
  - Environmental Programs Division
  - Waterworks Division
  - Sewer Maintenance Division
- ☒ Fire Department
  (delete those that don't apply)
  - Forestry, Environmental Division
  - Planning Division
  - Land Development Unit
  - Health Hazmat
- ☒ Sanitation District
- ☒ Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- ☐ Sheriff Department
- ☒ Parks and Recreation
- ☐ Subdivision Committee
- ☐

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

☒ Aesthetics	☒ Greenhouse Gas Emissions	☒ Population/Housing
☒ Agriculture/Forest	☒ Hazards/Hazardous Materials	☒ Public Services
☒ Air Quality	☒ Hydrology/Water Quality	☒ Recreation
☒ Biological Resources	☒ Land Use/Planning	☒ Transportation/Traffic
☒ Cultural Resources	☐ Mineral Resources	☒ Utilities/Services
☐ Energy	☒ Noise	☒ Mandatory Findings of Significance
☒ Geology/Soils		

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature (Prepared by) — Date: 6/27/16

Signature (Approved by) — Date: 6/27/16

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Be visible from or obstruct views from a regional riding or hiking trail?	☐	☐	☒	☐
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	☐	☐	☒	☐
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **Less Than Significant Impact.** Although the Project Area does contain hillside areas and significant ridgelines, the Project includes updates to permitting and development standards related to hillside areas for greater consistency with the HMA Ordinance. The Project retains its existing grading threshold of 2,500 cubic yards, so that more projects to be reviewed under the Project with an HMA CUP than countywide provisions and therefore resulting in greater environmental protections and additional CEQA analysis on a project-level basis when development is proposed.

The Project also proposes an increase in maximum height by 13 feet or one story, within the urbanized area of the Mixed Use Center Area. This maximum height of 45 feet within the Mixed Use Center was considered in the adopted Plan which identified building heights within the Project Area. Commercial development in Mixed Use Center is located sufficiently away from scenic vistas to not have a significant impact on scenic vistas. The Project also amends development standards regarding daylight plane to preserve views and prevent substantial shadows.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Other amendments are procedural and would not affect the existing visual character or quality of the Project Area and its surroundings.

Therefore the Project would have a less than significant adverse impact on these resources.

b. **Less Than Significant Impact.** The Project Area includes existing riding and hiking trails, within and connecting to nearby Eaton Canyon Park and Nature Center which have some views overlooking the urban area of the western San Gabriel Valley, of which the Project Area is located in the northwestern portion. The Project Area is generally built out with urban and suburban development. The Project includes updates to permitted uses and development standards in residential and commercial zones.

Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. These amendments will improve the visual character of residential neighborhoods by updating regulations that better scale the size and location of the fence, wall or hedge with the existing neighborhood character. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone including height and setbacks as well as additional use-specific development standards such as limited signage. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center which is 2/3 of a mile away from the nearest trailway segment, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. This Mixed Use Center is located in an already urbanized commercial area within the Project Area, is limited in scope, and implements the Plan that establishes the 48-foot height limit. Other structures near the Mixed Use Center include one structure approximately 100 feet tall, and other structures over 50 feet tall. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design. The Project also amends development standards regarding daylight plane to preserve views and prevent substantial shadows.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. With the existing HMA Ordinance and Project amendments, development in hillside areas would require a CUP and subject to additional sensitive hillside design measures. As the CUP is a discretionary permit, project-level analysis of site specific environmental impacts will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not affect the existing visual character or quality of the Project Area and its surroundings. The Project also includes amendments for procedures for development standards modifications.

Therefore, the Project would have a less than significant adverse impact to any views or hiking trails in the rural areas of the community or adjacent to the Project Area.

c. **No Impact.** The Project does not include any provisions would substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. There are no historic buildings within a state scenic highway within the Project Area and therefore there is no impact to these resources.

d. **Less Than Significant Impact.** The Project includes amendments to residential and commercial development standards. Related to residential, the Project amends uses and development standards to fences,

walls and hedges that serve the same purpose as fences and walls. These amendments will improve the visual character of residential neighborhoods by updating regulations that better scale the size and location of the fence, wall or hedge with the existing neighborhood character. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards such as limited signage. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. This Mixed Use Center is located in an already urbanized commercial area within the Project Area, is limited in scope, and implements the Plan that establishes the 48-foot height limit. Other existing structures near the Mixed Use Center include one structure approximately 100 feet tall, and other structures over 50 feet tall. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design. The Project also amends development standards regarding daylight plane to preserve views and prevent substantial shadows.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Other amendments are procedural and would not affect the existing visual character or quality of the Project Area and its surroundings.

The Project does not include any changes to zoning or development standards which would substantially degrade the existing visual character or quality of the site and its surroundings because of the height, bulk, pattern, scale, character or other features. Therefore it is determined that the Project will have a less than significant impact on the existing visual character of the Project Area.

e. **Less Than Significant Impact.** The Project includes amendments to residential and commercial development standards. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. These amendments will improve the visual character of residential neighborhoods by updating regulations that better scale the size and location of the fence, wall or hedge with the existing neighborhood character. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards such as limited signage. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. This Mixed Use Center is located in an already urbanized commercial area within the Project

Area, is limited in scope, and implements the Plan that establishes the 48-foot height limit. Other existing structures near the Mixed Use Center include one structure approximately 100 feet tall, and other structures over 50 feet tall. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design. The Project also includes requirements for a 5 foot lighting setback, and fully shielded fixtures for exterior lighting where commercial development is adjacent to residential zones, and amends development standards regarding daylight plane to preserve views and prevent substantial shadows.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Other amendments are procedural and would not affect the existing visual character or quality of the Project Area and its surroundings.

The Project does not include any changes to zoning or development standards which would substantially create a new source of substantial shadows, light or glare which would adversely affect day or nighttime views in the Project Area. Therefore it is determined that the Project will have a less than significant impact on the existing visual character of the Project Area.

2. AGRICULTURE / FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **No Impact.** The Project Area contains no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance and therefore the Project will have no impact on any of those designated areas.

b. **No Impact.** The Project Area contains only a very small area of A-1 zone, and a small area of A-1-10,000 zone in mountainous terrain which is not suitable or used for farmland. The Project Area contains no Agricultural Opportunity Areas nor any parcels with a Williamson Act contract and therefore the Project will have no impact on those designated areas.

c. **No Impact.** The Project does not amend conflict with existing zoning or propose to amend zoning that would affect forest land or timberland. The Project proposes uses and development standards within existing residential and commercial zones, and therefore the Project will have no impact on forest resources.

d. **Less Than Significant Impact.** The Project Area includes parcels within the Angeles National Forest, zoned R-1-7,500, R-1-10,000, R-1-20,000, R-2, C-2, A-1-10,000 and W.
The Project includes amendments to residential and commercial development standards. Related to residential, the Project amends uses and development standards to related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Home-based occupations are permitted as accessory to a primary residence, and additional development standards are included to ensure that home-based occupations are consistent with residential character. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards such as location of guest rooms and facility limited to guests. Alternative amendments related to classes as a home-based occupation require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed, such as impacts to any forest resources.

The Project also proposes changes to commercial zone uses and development standards, including the C-2 zone, to retain maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project does not include any changes to zoning or development standards which would result in a loss of forest resources or conversion of forest land in the Project Area. Therefore it is determined that the Project will have a less than significant impact on the loss or conversion of forest land resources.

e. **Less Than Significant Impact.** The Project does not contain any provisions to convert farmland to non-agricultural use nor convert forest land to non-forest use. There is no designated farmland in the Project Area. There is designated forest land within the Project Area; however the Project, as described in the Project Description and analyzed in section d above, is determined to have a less than significant impact to the forest resources.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS

a, b. **Less Than Significant.** The Project Area is located within the SCAQMD, and the Project is not a development or building project.

The Project includes amendments to residential and commercial development standards. Related to residential, the Project amends uses and development standards to permit bed and breakfast establishments with three or more guest rooms with a CUP, which would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including drive-through facilities and other businesses will be allowed with certain restrictions and development standards, including a CUP for facilities proposed adjacent to residentially-zoned property and requirements for buffers and setbacks. Other amendments include development standards related to auto service uses within an enclosed building.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Under the HMA Ordinance, a CUP is required for development in hillside areas exceeding 2,500 cubic yards of grading. As the CUP is a discretionary permit, project-level analysis of site specific environmental impacts, including any impacts on air quality from grading, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not conflict or affect the implementation of the SCAQMD air quality plan nor violate any air quality standard within the Project Area.

The Project does not include any changes to zoning or development standards which would conflict or affect the implementation of the SCAQMD air quality plan nor violate any air quality standard within the Project Area. Any new developments would be required to comply with the mandatory measures of the Community Climate Action Plan in the General Plan as well as existing building regulations. Therefore it is determined that the Project will have a less than significant impact on the implementation of the SCAQMD air quality plan nor violate any air quality standard within the Project Area.

c. **Less Than Significant.** The Project Area is located within a non-attainment region under federal and state ambient air quality standards.

The Project includes amendments to residential and commercial development standards. Related to residential, the Project amends uses and development standards to permit bed and breakfast establishments with three or more guest rooms with a CUP, which would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including drive-through facilities and other businesses will be allowed with certain restrictions and development standards, including a CUP for facilities proposed adjacent to residentially-zoned property and requirements for buffers and setbacks. Other amendments include development standards related to auto service uses within an enclosed building.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Under the HMA Ordinance, a CUP is required for development in hillside areas exceeding 2,500 cubic yards of grading. As the CUP is a discretionary permit, project-level analysis of site specific environmental impacts, including any impacts on air quality from grading, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not result in a cumulatively considerable net increase of any criteria for which the region is non-attainment.

The Project does not include any changes to zoning or development standards which would cumulatively considerable net increase of any criteria for which the region is non-attainment. Cumulative short-term, construction-related emissions and long-term, operational emissions of any criteria pollutant from the Project for which the region is in non-attainment would not contribute considerably to any potential cumulative air quality impact as emissions would not exceed any SCAQMD daily threshold. Furthermore, any projects occurring in the Project area as well as other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation from State CEQA requirements where applicable, and the mandatory measures of the Community Climate Action Plan in the General Plan as well as existing building regulations. Therefore it is determined that the Project will have a less than significant impact on the non-attainment of criteria pollutants within the Project Area.

d. **Less Than Significant.** Sensitive receptors are those segments of the population that are most susceptible to poor air quality such as children, the elderly, the sick, and athletes who perform outdoors. Land uses associated with sensitive receptors include residences, schools, playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. These uses are located throughout the Project Area.

The Project includes amendments to residential and commercial development standards. Related to residential, the Project amends uses and development standards to permit bed and breakfast establishments with three or more guest rooms with a CUP under the proposed Project, would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards such as adequate on-site parking. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including drive-through facilities and other businesses will be allowed with certain restrictions and development standards, including a CUP for facilities proposed adjacent to residentially-zoned property and requirements for buffers and setbacks. As the CUP is a discretionary permit, project-level analysis of site specific environmental impacts, including any impacts on sensitive receptors, will be required under CEQA at such time a drive-through facility is proposed. Other amendments include development standards related to auto service uses within an enclosed building.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Under the HMA Ordinance, a CUP is required for development in hillside areas exceeding 2,500 cubic yards of grading. As the CUP is a discretionary permit, project-level analysis of site specific environmental impacts including any impacts on sensitive receptors, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not expose sensitive receptors to substantial pollutant concentrations within the Project Area.

The Project does not include any changes to zoning or development standards which would not expose sensitive receptors to substantial pollutant concentrations within the Project Area. Cumulative short-term, construction-related emissions and long-term, operational emissions would not result in exposure to sensitive receptors of substantial pollutant concentrations. Furthermore, any projects occurring in the Project area as well as other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation from State CEQA requirements where

applicable, and the mandatory measures of the Community Climate Action Plan in the General Plan as well as existing building regulations. Therefore it is determined that the Project will have a less than significant impact on exposure of substantial pollutant concentrations to sensitive receptors within the Project Area.

e. **Less Than Significant.**

The Project includes amendments to residential and commercial development standards. Related to residential, the Project amends uses and development standards to permit bed and breakfast establishments with three or more guest rooms with a CUP under the proposed Project, would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial accessory uses such as picture framing, seamstress/tailor and digital photography lab, are permitted within an enclosed indoor space. For the picture framing home-based occupation, only assembly of finished wood or other finished products are proposed to be permitted; all paints, stains and varnishes to be used would be required to be conducted indoors, inside a residence or approved accessory structure other than garages, and in a properly-ventilated area, and cause no dust, odors or toxic chemicals to be detected beyond the property. The seamstress/tailor home-based occupation is proposed to have a maximum of four portable non-commercial sewing machines and two employees. The digital photography lab as a home-based occupation would use office-type equipment; chemicals and dark rooms customary with traditional photography labs, would be prohibited. All home-based occupation activity is currently and will continue to be required by the Project to take place indoors. As a result, none of these changes would be expected to create objectionable odors affecting a substantial number of people. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including drive-through facilities and other businesses will be allowed with certain restrictions and development standards. Drive-through establishments would be permitted with a CUP when adjacent to residentially-zoned property, and subject to development standards including buffers and setbacks. As the CUP is a discretionary permit, project-level analysis of site specific environmental impacts will be required under CEQA at such time a drive-through facility adjacent to residentially-zoned property is proposed. Currently, countywide Title 22 regulations allow drive-through facilities as accessory uses to restaurants and eating establishments in most zones. If queuing and site requirements are met, no discretionary action is required to establish a drive-through from countywide requirements. As referenced in the General Plan EIR, existing regulations and development standards for drive-through establishments required by existing code would make the impact less than significant. Within the proposed Project, drive-through establishments not adjacent to residential (potential sites total approximately 200 parcels or less than 1.5 percent of the total parcels in the Project Area) are held to as high or higher standard than countywide requirements for these relevant zones, making the impacts less than significant. Other amendments include development standards related to auto service uses within an enclosed building.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Under the HMA Ordinance, a CUP is required for development in hillside areas exceeding 2,500 cubic yards of grading. As the CUP is a discretionary permit, project-level analysis of site specific environmental impacts including any creation of objectionable odors affecting a substantial number of people, will be required under CEQA at such

time hillside development is proposed. Other amendments are procedural and would not expose sensitive receptors to substantial pollutant concentrations within the Project Area.

The Project does not include any changes to zoning or development standards which would not expose sensitive receptors to substantial pollutant concentrations within the Project Area. Cumulative short-term, construction-related emissions and long-term, operational emissions would not result in exposure to sensitive receptors of substantial pollutant concentrations. Furthermore, any projects occurring in the Project area as well as other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation from State CEQA requirements where applicable, and the mandatory measures of the Community Climate Action Plan in the General Plan as well as existing building regulations. Therefore it is determined that the Project will have a less than significant impact on exposure of substantial pollutant concentrations to sensitive receptors within the Project Area.

4. BIOLOGICAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	☐	☐	☒	☐
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	☐	☐	☒	☐
c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?	☐	☐	☒	☐

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?	☐	☐	☒	☐
g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **Less Than Significant.** The Project includes amendments to residential and commercial development standards. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design. The Project also includes requirements for a 5 foot exterior lighting setback and fully shielded fixtures for exterior lighting where commercial development is adjacent to residential zones.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including species identified by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not affect listed species within the Project Area.

The Project does not include any changes to zoning or development standards which would add development or propose habitat modification in any natural areas nor would disturb or modify habitats of any species in any local or regional plan or policies or regulations or by the California Department of Fish and Wildlife or

the U.S. Fish and Wildlife, within the Project Area. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

b. **Less Than Significant.** The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building in or development of areas containing oak woodlands, coastal sage scrub, or within non-jurisdictional wetlands. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design. The Project also includes requirements for a 5 foot lighting setback, and fully shielded fixtures for exterior lighting where commercial development is adjacent to residential zones

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any sensitive natural communities identified in local or regional plans, policies, regulations or by CDFW or USFWS, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on any sensitive natural communities within the Project Area.

The Project does not include any changes to zoning or development standards which would have a substantial adverse effect on any sensitive natural communities, within the Project Area. All environmental regulations, including the recently adopted Los Angeles County General Plan, including policies such as "Policy C/NR 4.1: Preserve and restore oak woodlands and other native woodlands that are conserved in perpetuity with a goal of no net loss of existing woodlands," and all others at the county, state and federal level addressing oak woodlands, sage scrub and riparian habitats designed to protect sensitive natural communities will remain intact, unchanged and applied when required as is currently, and after the Project. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

c. **Less Than Significant.** The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would adversely affect any federal or state protected wetlands or waters of the United States. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space.

Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any adversely affect any federal or state protected wetlands or waters of the United States, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on any federal or state protected wetlands or waters of the United States, within the Project Area.

The Project does not include any changes to zoning or development standards which adversely affect any federal or state protected wetlands or waters of the United States, within the Project Area. The Project does not contain proposals for development, building, or construction of any type which adversely affect any federal or state protected wetlands or waters of the United States. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

d. **Less Than Significant.** The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development reasonably foreseen to have any significant impact on migratory fish or wildlife species, established native resident or any native wildlife nursery sites. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to

an HMA CUP, and project-level analysis of site specific environmental impacts including any reasonably foreseen to have any significant impact on migratory fish or wildlife species, established native resident or any native wildlife nursery sites, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on any migratory fish or wildlife species within the Project Area.

The Project does not include any changes to zoning or development standards which may be reasonably foreseen to have any significant impact on migratory fish or wildlife species, established native resident or any native wildlife nursery sites, within the Project Area. The Project does not contain proposals for development, building, or construction of any type which may be reasonably foreseen to have any significant impact on migratory fish or wildlife species, established native resident or any native wildlife nursery sites. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

e. **Less Than Significant.** The Project Area contains oak trees, which are subject to the Oak Tree Ordinance and an Oak Tree Permit prior to removal or encroachment of any oak trees. As the Oak Tree Permit is discretionary, project-level analysis of site specific environmental impacts will be required under CEQA at such time an oak tree or multiple trees are proposed to be impacted. Oak woodlands are analyzed as part of any CEQA analysis for discretionary projects, and subject to appropriate mitigation.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building in or development that would convert oak woodlands, or oak or other unique native trees. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including conversion of oak woodlands, or oak or other unique native trees, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on any oak woodlands within the Project Area.

The Project does not include any changes to zoning or development standards which may convert oak woodlands, or oak or other unique native trees, within the Project Area. The Project does not contain proposals for development, building, or construction of any type which may convert oak woodlands, or oak or other unique native trees. All currently applicable federal, state and county environmental regulations will still be applicable for all affected properties within the Project Area. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

f. **Less Than Significant.** The Project Area contains designated SEAs and Conceptual SEAs, which are areas identified with potential biological resources as part of the SEA update and may be adopted as part of future community-level planning. Currently development in SEAs are regulated through the SEA Ordinance, which requires a CUP with project-level analysis of site specific environmental impacts under CEQA at such time development within an SEA is proposed. The Project Area does not contain SERAs or Wildflower Reserve Areas.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development in SEAs that conflict or are different than what is required by the existing regulatory setting. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any development in SEAs, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on SEAs within the Project Area.

The Project does not include any changes to zoning or development standards which may conflict with existing policies regarding SEAs within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would conflict or be different than what is required by the existing regulatory setting for SEAs. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

g. **No Impact.** There are no adopted state, regional, or local habitat conservation plans within the Project Area. Therefore there is no impact.

5. CULTURAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in CEQA Public Resources Code § 21074?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **Less than Significant.** The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would adversely change a historical resource. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and

required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any adverse change to a historical resource, will be required under CEQA at such time hillside development is proposed. The Project retains existing language that exempts specific identified resources as exempt, and further provides consistency with the recently adopted Historic Preservation Ordinance where landmarks are so designated. Other amendments are procedural and would not have a substantial adverse effect on historical resources within the Project Area.

The Project does not include any changes to zoning or development standards which may adversely change a historical resource within the Project Area; the Project retains exemptions for certain identified resources from the CSD to protect their historical integrity and amends provisions to ensure consistency with the Historic Preservation Ordinance. The Project does not contain proposals for development, building, or construction of any type which would adversely change a historical resource. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

b. **Less than Significant.** The Project includes amendments to residential and commercial development standards; the proposed Project is not a development or building project and does not contain any provisions for building in or development that would adversely change the significance of an archaeological resource. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any development

that may adversely change the significance of an archaeological resource, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on archaeological resources within the Project Area.

The Project does not include any changes to zoning or development standards which may adversely change the significance of an archaeological resource within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would adversely change the significance of an archaeological resource. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

c. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards; the proposed Project is not a development or building project and does not contain any provisions for building in or development that would adversely change the significance of a paleontological resource. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any development that may adversely change the significance of a paleontological resource, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on paleontological resources within the Project Area.

The Project does not include any changes to zoning or development standards which may adversely change the significance of a paleontological resource within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would adversely change the significance of a paleontological resource. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

d. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards; the proposed Project is not a development or building project and does not contain any provisions for building in or development that would disturb any human remains. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose

as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any disturbance of any human remains, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on human remains within the Project Area.

The Project does not include any changes to zoning or development standards which may disturb any human remains within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would disturb any human remains. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

e. **Less Than Significant Impact.** The Project Area is located within the notification areas of the Fernandeño Tataviam Band of Mission Indians.

The Project includes amendments to residential and commercial development standards; the proposed Project is not a development or building project and does not contain any provisions for building in or development that would adversely change the significance of a tribal cultural resource. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any development that may adversely change the significance of a tribal cultural resource, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on tribal cultural resources within the Project Area.

The Project does not include any changes to zoning or development standards which may adversely change the significance of a tribal cultural resource within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would adversely change the significance of a tribal cultural resource. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

6. ENERGY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?	☐	☐	☐	☒
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **No Impact.** All of the provisions of the County Green Building Standards Code (L.A. County Code Title 31) which are currently applicable to development in Project Area will remain in force and be applied with the adoption of the Project. Therefore its enactment will not be in conflict with and will have no adverse impact on the Green Building Standards.

b. **No Impact.** All of the relevant provisions in Appendix F of the CEQA Guidelines will be remain applicable to properties in the Project Area with the adoption of the Project and will therefore not involve inefficient use of energy resources and will have no adverse impact to energy resources.

7. GEOLOGY AND SOILS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐
f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.217) or hillside design standards in the County General Plan Conservation and Open Space Element?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **Less Than Significant Impact.**

i. The Project Area is located on the western edge of the San Gabriel Valley. The Project Area is located primarily in the valley portion of the Pasadena Quadrangle, identified by the California Department of Conservation, Division of Mines and Geology. The Project Area is built upon recent alluvial fans from the San Gabriel Mountains. According to the CA Department of Conservation reports, the greatest risk of shaking is in the liquefaction zones in Eaton Canyon on the eastern edge of the Project Area, which is nearly entirely encompassed in the Eaton Canyon Open Space Area, and in the Rubio Canyon area of north-central Altadena near Alta Loma Drive. Currently there are existing regulations under the Building Code that govern construction near known faults, and these would continue to apply to any future development under the Project.

The Project includes amendments to residential and commercial development standards; the proposed Project is does not contain any provisions for building or development that would expose people or structures to substantial adverse effects from rupture of a known earthquake fault. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any exposure to people or structures to substantial adverse effects from rupture of a known earthquake fault, will be required under CEQA at such time hillside development is proposed. Other amendments are

procedural and would not expose people or structures within the Project Area to substantial adverse effects from rupture of a known earthquake fault.

The Project does not include any changes to zoning or development standards which may any expose people or structures to substantial adverse effects from rupture of a known earthquake fault within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would expose people or structures to substantial adverse effects from rupture of a known earthquake fault. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

ii. The existing conditions of the Project Area are that it is located on the western edge of the San Gabriel Valley and located primarily in the valley portion of the Pasadena Quadrangle, identified by the California Department of Conservation, Division of Mines and Geology. Development within the Project Area is built upon recent alluvial fans from the San Gabriel Mountains. According to the CA Department of Conservation reports, the greatest risk of shaking is in the liquefaction zones in Eaton Canyon on the eastern edge of Altadena, which is nearly entirely encompassed in the Eaton Canyon Open Space Area, and in the Rubio Canyon area of north-central Altadena near Alta Loma Drive. Currently there are existing regulations under the Building Code that govern construction near known faults, and these would continue to apply to any future development under the Project.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would expose people or structures to substantial adverse effects from strong seismic shaking. All new structures must meet or exceed existing building code standards today and will continue to be with the adoption of the Project.

Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any expose people or structures to substantial adverse effects from strong seismic shaking, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not expose people or structures within the Project Area to substantial adverse effects from strong seismic shaking.

The Project does not include any changes to zoning or development standards which may expose people or structures to substantial adverse effects from strong seismic shaking within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would expose people or structures to substantial adverse effects from strong seismic shaking. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

iii. The existing conditions of the Project Area are that it is located on the western edge of the San Gabriel Valley and primarily in the valley portion of the Pasadena Quadrangle, identified by the California Department of Conservation, Division of Mines and Geology. Development within the Project Area is built upon recent alluvial fans from the San Gabriel Mountains. According to the CA Department of Conservation reports, the greatest risk of shaking is in the liquefaction zones in Eaton Canyon on the eastern edge of Altadena, which is nearly entirely encompassed in the Eaton Canyon Open Space Area, and in the Rubio Canyon area of north-central Altadena near Alta Loma Drive.

The Project includes amendments to residential and commercial development standards; the proposed Project is not a development or building project and does not contain any provisions for building in or development that would expose people or structures to substantial adverse effects from seismic-related ground failure. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any exposure of people or structures to substantial adverse effects from seismic-related ground failure, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not expose people or structures within the Project Area to substantial adverse effects from seismic-related ground failure.

The Project does not include any changes to zoning or development standards which may expose people or structures to substantial adverse effects from seismic-related ground failure within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would expose people or structures to substantial adverse effects from seismic-related ground failure.

Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

iv. According to the California Department of Conservation, Division of Mines and Geology, earthquake-triggered landslides, primarily rockfalls, were observed in numerous places within the Pasadena Quadrangle resulting from the 5.8 ML Sierra Madre earthquake of June 28, 1991 (Barrows and Irvine, 1991). Beginning at about the 2,000-foot level in the Wilson Diorite, rockfalls were common along the Angeles Crest Highway. Although rock falls from very steep, cracked, and shattered basement-rock road cut exposures were abundant, they were neither large enough or numerous enough to cause closure of the highway. The 1994 Northridge earthquake caused a number of relatively small, shallow slope failures in the Pasadena Quadrangle (Harp and Jibson, 1995). Landslides attributed to the Northridge earthquake covered approximately 2 acres of land in the western half of the quadrangle, which is less than 1/2 of 1 percent of the total area covered by the map. Of the area covered by these Northridge earthquake landslides, 77% falls within the area of the hazard zone based on a computer comparison of the zone map and the Harp and Jibson (1995) inventory. In hillside areas and landslide prone areas within the Project Area, all state grading and environmental regulations would apply to such development as is the current existing condition.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would expose people or structures to substantial adverse effects from landslides. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project does not include any changes to zoning or development standards which may expose people or structures to substantial adverse effects from landslides within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would expose people or

structures to substantial adverse effects from landslides. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

b. **Less Than Significant Impact.** The Project includes amendments to residential and commercial development standards; the proposed Project is not a development or building project and does not contain any provisions for building in or development that would result in substantial soil erosion or loss of topsoil. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any substantial soil erosion or loss of topsoil, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not result in substantial soil erosion or loss of topsoil.

The Project does not include any changes to zoning or development standards which may result in substantial soil erosion or loss of topsoil within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in substantial soil erosion or loss of topsoil. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

c. **Less Than Significant Impact.** As noted above in section a) of this Geology and Soils chapter, only an extremely small portion of less than 1% of the Project Area is located in a geologic unit of soil that is unstable or would become unstable. Most projects would be required to comply with the Los Angeles County building code, which includes construction and engineering standards, as well as any additional recommendations from a soils and geology report.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would result in any on or off site landslide, lateral spreading, subsidence, liquefaction or collapse. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative

amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any results in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not result in any on or off site landslide, lateral spreading, subsidence, liquefaction or collapse.

The Project does not include any changes to zoning or development standards which may result in any on or off site landslide, lateral spreading, subsidence, liquefaction or collapse within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in any on or off site landslide, lateral spreading, subsidence, liquefaction or collapse. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

d. **Less Than Significant Impact.** The Project includes amendments to residential and commercial development standards; the proposed Project is not a development or building project and does not contain any provisions for building in or development in expansive soil, creating substantial risks to life or property. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any development in

expansive soil that may create substantial risks to life or property, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not result in creating substantial risks to life or property.

The Project does not include any changes to zoning or development standards which may result in expansive soil, creating substantial risks to life or property within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in any expansive soil, creating substantial risks to life or property. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

e. **Less Than Significant Impact.** The Project Area includes properties in the northern portion that rely on onsite wastewater treatment systems. If septic tanks or alternative wastewater treatment are proposed for any development within the Project Area not served by a public sewer system, the County Department of Public Health will require testing, which includes a geotechnical report and percolation testing.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development where soils are incapable of supporting onsite wastewater treatment systems. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any development on soils are incapable of supporting onsite wastewater treatment systems, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not result in development on soils are incapable of supporting onsite wastewater treatment systems.

The Project does not include any changes to zoning or development standards which may result in additional development on soils are incapable of supporting onsite wastewater treatment systems within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in development on soils are incapable of supporting onsite wastewater treatment systems. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

f. **Less Than Significant Impact.** Currently hillside management provisions apply within the Project Area as refined regulations from countywide requirements. The updated HMA Ordinance and associated Design Guidelines were adopted and became effective in November 2015.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would conflict with the HMA Ordinance or hillside design standards of the General Plan. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA at such time hillside development is proposed. With the Project, more projects will be subject to hillside provisions as the threshold for review is 2,500 cubic yards total cut plus fill, less than 15,000 cubic yards total cut plus fill that applies countywide. Other amendments are procedural and would not result in conflicts with the HMA Ordinance or hillside design standards of the General Plan.

The Project does not include any changes to zoning or development standards which may result in conflicts with the HMA Ordinance or hillside design standards of the General Plan within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in conflicts with the HMA Ordinance or hillside design standards of the General Plan. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

8. GREENHOUSE GAS EMISSIONS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **Less Than Significant Impact.** The Project is consistent with the General Plan and does not conflict with the Unincorporated Los Angeles County Community Climate Action Plan 2020. The CCAP Actions to Reduce Greenhouse Gas Emissions are still applicable to new construction and existing uses in Altadena. These actions include the green building standards and energy efficient building standards. The Project would not change or conflict with any General Plan policies that would reduce greenhouse gas emissions. Allowing for infill development within the Project limits will facilitate an integrated planning approach designed to connect residential uses and everyday goods and service needs in central locations, thereby reducing the vehicle trips associated with shopping, entertainment, and dining; reducing air quality impacts and greenhouse gas emissions; promoting healthier lifestyles; and lessening the impact on the surrounding circulation system. The Project would result in development levels generally consistent with those analyzed in the General Plan EIR. The Project does not authorize any specific development; thus, adoption would not directly generate any greenhouse gas emissions. Review of future proposed developments will continue to be carried out to ensure that the proposed projects are consistent with all General Plan goals, policies, and policy actions including those that help the community contribute to air quality and regional greenhouse gas reduction efforts. Adherence to such policies and guidelines, and considering the inherent project design factors itemized above in relation to the CAPCOA greenhouse gas mitigation guidance would reduce potential impacts to less-than-significant.

b. **Less Than Significant Impact.** The Project is consistent with the General Plan and does not conflict with actions in the Unincorporated Los Angeles County Community Climate Action Plan 2020. The CCAP Actions to Reduce Greenhouse Gas Emissions are still applicable to new construction and existing uses in the Project Area. The Project proposes the addition of three types of businesses to the allowed home-based occupations in the Project Area, and the addition of drive-through establishments. The Project proposes permitting drive-through facilities in commercial zones in two tiers. When the commercial parcel is adjacent to a residentially-zoned lot, drive-through facilities are being permitted with a CUP, and include findings such as the requirement of a clean-up plan, adequate buffers from residential uses, and environmental review. In commercial parcels which are not adjacent to residentially-zoned lots, the drive-through facility is permitted with a site plan review, which includes a clean-up plan. Commercial lots which are not adjacent to residentially

zoned lots are limited in amount, as the majority of commercial zoned areas abut R-1, R-2, or R-3 zones. Less than 200 parcels within the Project Area are both commercially zoned and not adjacent to residentially-zoned lots. As discussed in the response to Section a above, the Project will implement General Plan policy that encourages context sensitive infill development. Due to the mix of uses allowed and encouraged by the Project, the Project will help achieve the goals of reducing vehicular trips and thereby help reduce total vehicular-based greenhouse gas emissions. The Project is consistent with the County's General Plan and does not conflict with AB 32, SB 375, or any plans or programs that have been adopted to achieve those legislative mandates. Therefore it is determined that impacts would be less than significant.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:				
i) within a Very High Fire Hazard Severity Zones (Zone 4)?	☐	☐	☒	☐
ii) within a high fire hazard area with inadequate access?	☐	☐	☒	☐
iii) within an area with inadequate water and pressure to meet fire flow standards?	☐	☐	☒	☐
iv) within proximity to land uses that have the potential for dangerous fire hazard?	☐	☐	☒	☐
i) Does the proposed use constitute a potentially dangerous fire hazard?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **Less Than Significant Impact.** The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would create a significant hazard through the use of hazardous materials. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance

provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including creating a significant hazard through the use of hazardous materials, at such time hillside development is proposed. Other amendments are procedural and would not result in creating a significant hazard through the use of hazardous materials.

The Project does not include any changes to zoning or development standards which may result in creating a significant hazard through the use of hazardous materials within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in creating a significant hazard through the use of hazardous materials. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

b. **Less Than Significant Impact.** The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would create a significant hazard through the release of hazardous materials. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including creating a significant hazard through the release of hazardous materials, at such time hillside development is proposed. Other amendments are procedural and would not result in creating a significant hazard through the release of hazardous materials.

The Project does not include any changes to zoning or development standards which may result in creating a significant hazard through the release of hazardous materials within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in creating a significant hazard through the release of hazardous materials. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

c. **Less Than Significant Impact.** The Project does not contain provisions, other than what was analyzed in section b) with regards to home-based occupations, which would emit hazardous emissions or handle of

hazardous or acutely hazardous materials. Therefore it is determined that the project would have a less than significant impact.

d. **No Impact.** The Project Area is not located on a site or include sites which are included on a list of hazardous material sites pursuant to Government Code 65962.5 and therefore would have no impact with regards to a safety hazard to the public or the environment.

e. **No Impact.** The Project Area at its closest points is more than 10 miles from Bob Hope Airport in Burbank, and 7.5 miles from El Monte Airport, the two closest airports to the Project Area. The Project Area is not located in or near any airport land use plan area and therefore would not pose no safety hazard and have no impact to people residing or working in the Project Area.

f. **No Impact.** There are no private airstrips in the vicinity and the Project would not result in any safety hazard to people residing or working in the Project Area and therefore would have no impact.

g. **No Impact.** The County Emergency Operations Project outlines emergency response actions in the event of a large-scale disaster, such as a hazardous materials emergency. The Project will not directly result in any new construction. All future development in the Project Area would be subject to compliance with the General Plan. The General Plan Program EIR requires traffic control plans for projects that have statewide, regional, or area wide significance pursuant to CEQA to ensure that construction would not interfere with emergency response/evacuation plans (Mitigation Measure T-6). No change or interference with these emergency response plans or related policies will occur as associated with the Project. The Project does not propose any changes to the primary circulation system that could affect evacuation plans; therefore no impact would occur.

h. **Less Than Significant.**

i) Small portions of the Project Area are located in a Very High Fire Hazard Severity Zone in the foothills of the San Gabriel Mountains. Existing regulations within Very High Fire Hazard Severity Zones include the approval of a fuel modification plan

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would expose people or structures to a significant risk because of its location within a Very High Fire Hazard Severity Zone. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including exposure of people or structures to a significant risk because of its location within a Very High Fire Hazard Severity Zone, at such time hillside development is proposed. Other amendments are procedural and would not result in creating a significant hazard through the exposure of people or structures to a significant risk because of its location within a Very High Fire Hazard Severity Zone.

The Project does not include any changes to zoning or development standards which may result in exposing people or structures to a significant risk because of its location within a Very High Fire Hazard Severity Zone within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in exposing people or structures to a significant risk because of its location within a Very High Fire Hazard Severity Zone. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

ii) The Project Area includes high fire hazard areas.
The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would expose people or structures to a significant risk because of its location within a high fire area with inadequate access. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed, including adequacy of access. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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such time hillside development is proposed. Other amendments are procedural and would not result in creating a significant hazard through the exposure of people or structures to a significant risk because of its location within a high fire area with inadequate access.

The Project does not include any changes to zoning or development standards which may result in exposing people or structures to a significant risk because of its location within a high fire area with inadequate access within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in exposing people or structures to a significant risk because of its location within a high fire area with inadequate access. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

iii) The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would expose people or structures to a significant risk because of its location within an area with inadequate water and pressure to meet fire flow standards. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed, including fire flow standards. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project does not include any changes to zoning or development standards which may result in exposing people or structures to a significant risk because of its location within an area with inadequate water and pressure to meet fire flow standards within the Project Area. The Project does not contain

proposals for development, building, or construction of any type which would result in exposing people or structures to a significant risk because of its location within an area with inadequate water and pressure to meet fire flow standards. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

iv) The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would expose people or structures to a significant risk because of its location within an area with proximity to land uses that have the potential for dangerous fire hazard. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including exposure of people or structures to a significant risk because of its location within an area with proximity to land uses that have the potential for dangerous fire hazard, at such time hillside development is proposed. Other amendments are procedural and would not result in creating a significant hazard through the exposure of people or structures to a significant risk because of its location within an area with proximity to land uses that have the potential for dangerous fire hazard.

The Project does not include any changes to zoning or development standards which may result in exposing people or structures to a significant risk because of its location within an area with proximity to land uses that have the potential for dangerous fire hazard within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in exposing people or structures to a significant risk because of its location within an area with proximity to land uses that have the potential for dangerous fire hazard. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

i. **Less Than Significant.** The Project includes amendments to residential and commercial development standards; the proposed Project is not a development or building project and does not contain any provisions for building in or development that would constitute a potentially dangerous fire hazard. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development that constitutes a potentially dangerous fire hazard, at such time hillside development is proposed. Other amendments are procedural and would not constitute a potentially dangerous fire hazard.

The Project does not include any changes to zoning or development standards which may constitute a potentially dangerous fire hazard within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would constitute a potentially dangerous fire hazard. Indirect new development will be subject to the existing regulatory programs and mitigation measures noted in the General Plan EIR and therefore is determined to have less than significant impacts. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

10. HYDROLOGY AND WATER QUALITY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?	☐	☐	☐	☒
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	☐	☐	☒	☐

h) Conflict with the Los Angeles County Low Impact Development_Ordinance (L.A. County Code, Title 12, Ch. 12.84)?	☐	☐	☐	☒
i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?	☐	☐	☒	☐
j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?	☐	☐	☐	☒
k) Otherwise substantially degrade water quality?	☐	☐	☒	☐
l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?	☐	☐	☒	☐
m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?	☐	☐	☒	☐
n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐
o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. **No Impact.** The Project does not involve any development activity and thus will not involve any discharges to water bodies. Development projects will be required to comply with the County local procedures (County Flood Control District Code, Chapter 21, Storm Water and Runoff Pollution Control), as well as requirements of the National Pollutant Discharge Elimination System (NPDES) permit program of the Federal Clean Water Act to control storm water runoff and prevent violations of regional water quality standards. No impact on water quality standards or waste discharges would occur.

b. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under

CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development that substantially depletes groundwater supplies or interferes substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, at such time hillside development is proposed. Other amendments are procedural and would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

The Project does not include any changes to zoning or development standards which may substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level within the Project Area. The Project does not contain proposals for development, building, or construction of any type which substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

c,d,f. **Less than Significant Impact.** The Project Area is urbanized and has existing storm water infrastructure.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would substantially alter the existing drainage pattern, resulting in substantial erosion on- or off-site, or result in flooding on- or off-site, or create or contribute to runoff water exceeding planned stormwater capacity. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary

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The Project does not include any changes to zoning or development standards which may substantially alter the existing drainage pattern, resulting in substantial erosion on- or off-site, or result in flooding on- or off-site, or create or contribute to runoff water exceeding planned stormwater capacity within the Project Area. The Project does not contain proposals for development, building, or construction of any type which substantially alter the existing drainage pattern, resulting in substantial erosion on- or off-site, or result in flooding on- or off-site, or create or contribute to runoff water exceeding planned stormwater capacity. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

e. **No Impact.** The Project consists of adoption of a regulatory document that will not result directly in the construction of any water features. Therefore, no impact would occur.

g,k. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would generate construction or post-construction runoff that violate permits or affect water quality, or otherwise degrade water quality. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development that generates construction or post-construction runoff that violate permits or affect water quality, or otherwise degrades water quality, at such time hillside development is proposed. Other amendments are procedural and would not substantially alter the existing drainage pattern, resulting in generation of construction or post-construction runoff that violates permits or affect water quality, or otherwise degrades water quality.

The Project does not include any changes to zoning or development standards which may generate construction or post-construction runoff that violate permits or affect water quality, or otherwise degrade water quality within the Project Area. The Project does not contain proposals for development, building, or construction of any type which generates construction or post-construction runoff that violate permits or affect water quality, or otherwise degrade water quality. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

h. **No Impact.** The Project consists of adoption of a regulatory document that will not result directly in the construction of any development. The Project does not propose to change the Low Impact Development Ordinance. Therefore, no impact would occur.

i. **Less than Significant Impact.** Existing regulations are subject to State Water Resources Control Board regulations and any applicable conditions of approval or mitigation measures.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would result in point or nonpoint source pollutant discharges. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development that results in point or nonpoint source pollutant discharges. Other amendments are procedural and would not result in point or nonpoint source pollutant discharges.

The Project does not include any changes to zoning or development standards which may result in point or nonpoint source pollutant discharges within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in point or nonpoint source pollutant discharges. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

j. **No Impact.** The Project consists of adoption of a regulatory document that will not result directly in the construction of any wastewater treatment system. Therefore, no impact would occur.

11. LAND USE AND PLANNING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Physically divide an established community?	☐	☐	☐	☒
b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	☐	☐	☐	☒
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	☐	☐	☐	☒
d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **No Impact.** The Project does not propose any construction and no changes are proposed that would have a primary or secondary effect of physically dividing an established community. Therefore there would not be any impacts that would divide an established community.

b. **No Impact.** No changes under the Project are proposed which would be inconsistent with the General Plan, Altadena Community Plan, or any other plan that affects the Project Area. Rather, the Project is proposing changes in order to make it consistent with the Community Plan.

c. **Less Than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for building or development that would result in inconsistencies with the zoning ordinance. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and

regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including consistency with the zoning ordinance. Other amendments are procedural and would not result in inconsistency with the zoning ordinance.

The Project would not create inconsistencies with the zoning ordinance. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

d. **Less Than Significant Impact.** Currently the SEA Ordinance applies to any proposed development within an SEA. The SEA Ordinance requires a CUP, and any development would be reviewed for conformance with SEA criteria.

The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for building or development that would result in conflicts with HMA criteria, SEA conformance criteria, or other applicable land use criteria. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project would not conflict with HM criteria, SEA conformance criteria, or other applicable land use criteria. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

12. MINERAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **No Impact.** While there are some very small portions on the southwestern and southeastern edges of the Project Area that fall within a Mineral Resource Zone, no changes to development standards or allowed uses are proposed that would affect the availability of a known mineral resource that would be of value to the region and the residents of the state. Currently only residential zones overlap known Mineral Resource Zones, and no changes in use are proposed for those zones and therefore no impact would result.

b. **No Impact.** The Project limits, located within the fully urbanized community, contain existing residential, commercial, public, and intuitional uses. Development pursuant to the Project will not result in the loss of a known mineral resource, as there are no proposed development standards which are being changed that would affect the availability of resource recovery sites which are delineated on the General Plan. No impact would result.

13. NOISE

Would the project result in:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions development that would result in exposure of persons to, or generation of, noise levels in excess to noise ordinance standards. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental

impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project does not include any changes to zoning or development standards which may result in exposure of persons to, or generation of, noise levels in excess to noise ordinance standards within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in exposure of persons to, or generation of, noise levels in excess to noise ordinance standards. Future development associated with implementation of the Project may result in short-term construction noise. All future development Projects would be required to comply with General Plan Goals, Policies, and Policy Actions, as well as General Plan EIR, CEQA, and the County Noise Control Ordinance (County Code Title 12, Chapter 12.08). Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

b. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed does not contain any provisions for development that would result in exposure of any persons to ground borne noise or vibration. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including exposure of any persons to ground borne noise or vibration. Other amendments are procedural and would not result in exposure of any persons to ground borne noise or vibration.

The Project does not include any changes to zoning or development standards which may result in exposure of any persons to ground borne noise or vibration within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in exposure of any persons to ground borne noise or vibration. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

c. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would result in a substantial permanent increase in ambient noise levels. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental

impacts under CEQA including substantial permanent increase in ambient noise levels. Other amendments are procedural and would not result in substantial permanent increase in ambient noise levels.

The Project does not include any changes to zoning or development standards which may result in substantial permanent increase in ambient noise levels within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in substantial permanent increase in ambient noise levels. All land use activities will be required to comply with the noise regulations contained in County Code Title 12, Chapter 12.08. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

d. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed does not contain any provisions for development that would result in a substantial temporary increase in ambient noise levels. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including a substantial temporary increase in ambient noise levels. Other amendments are procedural and would not result in substantial permanent increase in ambient noise levels.

The Project does not include any changes to zoning or development standards which may result in a substantial temporary increase in ambient noise levels within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in a substantial temporary increase in ambient noise levels. All land use activities will be required to comply with the noise regulations contained in County Code Title 12, Chapter 12.08. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

e. **No Impact.** The Project Area is more than 10 miles from Bob Hope Airport in Burbank, and 7.5 miles from the closest point within the Project Area to the El Monte Airport, the two closest airports to the Project Area and is not located in or near any airport land use plan area therefore would have no noise impacts to people residing or working in the Project Area.

f. **No Impact.** The Project does not contain, nor is it in the vicinity of a private airstrip, therefore there is no impact to people residing or working in the Project Area.

14. POPULATION AND HOUSING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
d) Cumulatively exceed official regional or local population projections?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. **Less than Significant Impact.** The Project Area is urbanized and currently served by existing roads and infrastructure.

The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project is does not contain any provisions for development that would result in inducing substantial population growth in an area, either directly or indirectly. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an

enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including a result in inducing substantial population growth in an area, either directly or indirectly. Other amendments are procedural and would not result in result in inducing substantial population growth in an area, either directly or indirectly.

The Project does not include any changes to zoning or development standards which may result in inducing substantial population growth in an area, either directly or indirectly within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in inducing substantial population growth in an area, either directly or indirectly. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

b. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed does not contain any provisions for development that would displace substantial numbers of existing housing. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including displacement of substantial numbers of existing housing. Other amendments are procedural and would not result in result in displacement of substantial numbers of existing housing.

The Project does not include any changes to zoning or development standards which may result in displacement of substantial numbers of existing housing within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in displacement of substantial numbers of existing housing. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

c. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would displace substantial numbers of people. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project does not include any changes to zoning or development standards which may result in displacement of substantial numbers of people within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in displacement of substantial numbers of people. Future development Projects completed pursuant to Project policies would be required to be consistent with the requirements of the California Relocation Assistance Act of 1970 (Govt. Code § 7260 *et seq.*), the State Relocation Guidelines (25 Cal. Code Regulations § 6000, *et seq.*), and the California Redevelopment Law (Health & Safety Code § 33410 *et seq.*), as applicable. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

d. **Less than Significant Impact.** The Project Area is urbanized and currently served by existing roads and infrastructure.

The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would cumulatively exceed official regional or local population projections. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project does not include any changes to zoning or development standards which may result in cumulatively exceeding official regional or local population projections within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in cumulatively exceeding official regional or local population projections. Population growth that exceeds official regional or local population projections is not expected as the Project would generally result in infill housing and commercial development analyzed in the General Plan building assumptions. New land is not being made available for residential development as a result of the Project, nor are existing density requirements being increased. Furthermore, the General Plan accounts for increased growth and includes policies to reduce potential growth related impacts. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

[1] County of Los Angeles 2035 General Plan Final Program EIR. [page 5.14-12]

15. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Sheriff protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Libraries?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would create capacity problems related to fire protection, sheriff protection, schools, parks, libraries, or other public facilities. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet)

or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including development would create capacity problems related to fire protection, sheriff protection, schools, parks, libraries, or other public facilities. Other amendments are procedural and would not result in result in capacity problems related to fire protection, sheriff protection, schools, parks, libraries, or other public facilities.

The Project does not include any changes to zoning or development standards which may result in capacity problems related to fire protection, sheriff protection, schools, parks, libraries, or other public facilities within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in capacity problems related to fire protection, sheriff protection, schools, parks, libraries, or other public facilities. The General Plan EIR requires mitigation (PS-1, P-S-2, and P-S.3[1]) to reduce impact of development affecting fire protection services to less than significant. The General Plan EIR requires mitigation (PS-4[2]) to reduce impact of development affecting sheriff services to less than significant. The General Plan EIR indicates that existing regulations (SB 50) and standard conditions reduce impacts to less than significant.[3] The General Plan EIR indicates that existing regulations and standard conditions (Library Mitigation Fee) reduce impacts to less than significant.[4] The General Plan EIR indicates that existing regulations and standard conditions reduce impacts to less than significant.[5] Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

[1] County of Los Angeles 2035 General Plan Program EIR [pages 5.14-11 to 5.14-12]
[2] County of Los Angeles 2035 General Plan Program EIR [page 5.14-17]
[3] County of Los Angeles 2035 General Plan Program EIR [page 5.14-28]
[4] County of Los Angeles 2035 General Plan Program EIR [page 5.14-34]
[5] County of Los Angeles 2035 General Plan Program EIR [page 5.15-26]

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
c) Would the project interfere with regional open space connectivity?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. **Less Than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would increase the use of existing neighborhood and regional parks such that physical deterioration would occur or be accelerated. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under

CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including whether development would increase the use of existing neighborhood and regional parks such that physical deterioration would occur or be accelerated. Other amendments are procedural and would not result in increase the use of existing neighborhood and regional parks such that physical deterioration would occur or be accelerated.

The Project does not include any changes to zoning or development standards which may result in increase the use of existing neighborhood and regional parks such that physical deterioration would occur or be accelerated within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in increase the use of existing neighborhood and regional parks such that physical deterioration would occur or be accelerated. The Project implements General Plan policies and programs, and does not affect implementation of regulatory requirements and standard conditions, which requires dedication of parkland and/or payment of in-lieu fees prior to approval of final parcel or tract maps for residential projects.[6] Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

No Impact. The Project does not involve the development of any recreational facilities or require the construction or expansion of such facilities. No impact would result.

No Impact. The Project does not involve any development activity or the development of any recreational facilities with regional open space connectivity. No impact would result.

[6] County of Los Angeles 2035 General Plan Program EIR [page 5.15-26]

17. TRANSPORTATION/TRAFFIC

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☒
b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. **No Impact.** The Project, a regulatory document, does not involve any building activity. New development would be required to comply with all applicable County Code requirements for construction and access to the site. Individual projects would be reviewed by the Los Angeles County Public Works

Department to determine the specific access requirements applicable to the specific development and to ensure compliance with these requirements. This would ensure that new developments provide adequate access to and from the site. All future development would be required to comply with General Plan Goals and Policies, as well as General Plan EIR based on the consistency analysis. Therefore, no impact would result.

b. **Less than Significant Impact.** Pursuant to the Los Angeles County Metropolitan Transportation Authority Congestion Management Project (CMP), traffic impacts of individual development projects of potential regional significance must be analyzed. The CMP system is made up of a system of arterial roadways, freeways, and monitoring intersections in Los Angeles County. Any Project that meets the requirements of Statewide, regional, or area wide significance per CEQA Guidelines and as required by General Plan Mitigation Monitoring and Reporting Program measure T-6 must be analyzed.[7] The Project, a regulatory document, does not involve any building activity. New development would be subject to the CMP. Individual projects would be reviewed by the Los Angeles County Public Works Department to determine the specific access requirements applicable to the specific development and to ensure compliance with these requirements. Therefore, impacts would be less than significant.

c. **No Impact.** The two closest air facilities to the Project Area are the Bob Hope-Burbank Airport located approximately 10 miles to the west, and the El Monte Airport located approximately 9.5 miles to the southeast. The community is also served by regional airports, including the Los Angeles World Airport (LAX). The Project, a regulatory document, does not involve any building activity. No impact would result.

d. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would substantially increase hazards due to a design feature. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. New development standards require a minimum setback for walls, fences, and landscaping that serve the same purpose as a fence or wall, greater than three-and-one-half (3.5) feet. Where modifications to said development standards are proposed, additional development standards are imposed at a minimum to ensure that safety concerns with line of sight for pedestrians and vehicles is maintained. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

[7] County of Los Angeles 2035 General Plan Program EIR MMRP [pages 26 to 28]

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any substantial increase hazards due to a design feature. Other amendments are procedural and would not result in substantially increasing hazards due to a design feature.

The Project does not include any changes to zoning or development standards which may result in substantially increasing hazards due to a design feature within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in substantially increasing hazards due to a design feature. The Project incorporates development standards to offset any potential impact to substantially increasing hazards due to a design feature. Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

e. **No Impact.** The Project, a regulatory document, does not involve any building activity. New development would be required to comply with all applicable County Fire Code and ordinance requirements for construction and access to the site. Individual projects would be reviewed by the Los Angeles County Fire Department to determine the specific fire requirements applicable to the specific development and to ensure compliance with these requirements. This would ensure that new developments provide adequate emergency access to and from the site. No impact would result.

f. **No Impact.** The Project limits is served by two MTA bus routes (90, 91), which connect the community to the greater Los Angeles region via bus and rail services.[8] The Project has no direct affect on any local or regional policies involving support of alternative transportation. The regulatory document implements General Plan policies that support infill development and the use of alternative transportation modes. No impacts on alternative transportation policies would occur.

[8] Los Angeles County Metropolitan Transportation District (MTA). Bus and Rail System Map. Consulted on 04/27/2016. http://media.metro.net/riding_metro/maps/images/system_map.pdf

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	☐	☐	☒	☐
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	☐	☐	☒	☐
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

a, b, e. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed does not contain any provisions for development that would exceed wastewater treatment requirements, create water or wastewater capacity problems, or create energy utility capacity problems. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development that exceeds wastewater treatment requirements, creates water or wastewater capacity problems, or creates energy utility capacity problems. Other amendments are procedural and would not result in exceeding wastewater treatment requirements, creating water or wastewater capacity problems, or creating energy utility capacity problems.

The Project does not include any changes to zoning or development standards which may result in exceeding wastewater treatment requirements, creating water or wastewater capacity problems, or creating energy utility capacity problems within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in exceeding wastewater treatment requirements, creating water or wastewater capacity problems, or creating energy utility capacity problems. The Project implements General Plan policies and programs. The Project will not facilitate any substantial new development activity beyond that analyzed in the General Plan EIR. The Project limits are located in an urbanized area with an existing wastewater treatment drainage system in place. As such, wastewater treatment facilities are anticipated to be sufficient to accommodate the Project. New development projects are required to ensure project-specific and countywide wastewater systems have adequate capacity to accommodate new development upon implementation of regulatory and standard conditions of approval requirements.[9] Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

[9] County of Los Angles 2035 General Plan Final Program EIR. [page 5.17-17]

c. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would create drainage capacity problems. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development that creates drainage capacity problems. Other amendments are procedural and would not result in creating drainage capacity problems.

The Project does not include any changes to zoning or development standards which may result in creating drainage capacity problems within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in creating drainage capacity problems. The Project will not facilitate any substantial new development activity beyond that analyzed in the General Plan EIR. The Project limits are located in an urbanized area with an existing storm water treatment drainage system in place. As such, storm water treatment facilities are anticipated to be sufficient to accommodate the Project. New development Projects are required to ensure Project-specific and countywide storm water systems have adequate capacity to accommodate new development upon implementation of regulatory and standard conditions of approval requirements.[10] Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

d. **Less Than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions

[10] Ibid

for development that would create insufficient reliable water supply. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development with insufficient reliable water supply. Other amendments are procedural and would not result in insufficient reliable water supply.

The Project does not include any changes to zoning or development standards which may result in insufficient reliable water supply within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in insufficient reliable water supply. The Project implements General Plan policies and programs at a development level that does not exceed that which was analyzed in the General Plan EIR on infill sites. The Project site is not located in the Antelope Valley and Santa Clarita Valley Planning Areas. Review of future projects will continue to be carried out to ensure that the projects are consistent with all General Plan Policies. Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

f, g. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would be served by a landfill with sufficient capacity, and comply with all statutes and regulations related to solid waste. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space.

Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development served by a landfill with sufficient capacity, and in compliance with all statutes and regulations related to solid waste. Other amendments are procedural and would not result in a development served by a landfill with insufficient capacity, and out of compliance with all statutes and regulations related to solid waste.

The Project does not include any changes to zoning or development standards which may result in being served by a landfill with insufficient capacity, and out of compliance with all statutes and regulations related to solid waste within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in being served by a landfill with insufficient capacity, and out of compliance with all statutes and regulations related to solid waste. As indicated in the General Plan EIR, current regulatory requirements and standards of conditions of approval would reduce impact to solid waste to less than significant.[11] The Project will not facilitate any substantial new development activity beyond that analyzed in the General Plan EIR, and thus will not lead to any significant solid waste production beyond that previously indicated. Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

[11] County of Los Angeles 2035 General Plan Program EIR [page 5.17-60]

19. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☒	☐
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for building or development that has the potential to degrade the quality of the environment, substantially reduce habitat, cause a population to drop below self-sustaining levels, threaten to eliminate a community, or substantially reduce or restrict the range of a species. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted

within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development that has the potential to degrade the quality of the environment, substantially reduce habitat, cause a population to drop below self-sustaining levels, threaten to eliminate a community, or substantially reduce or restrict the range of a species. Other amendments are procedural and would not result in a development that has the potential to degrade the quality of the environment, substantially reduce habitat, cause a population to drop below self-sustaining levels, threaten to eliminate a community, or substantially reduce or restrict the range of a species.

The Project does not include any changes to zoning or development standards which has the potential to degrade the quality of the environment, substantially reduce habitat, cause a population to drop below self-sustaining levels, threaten to eliminate a community, or substantially reduce or restrict the range of a species within the Project Area. The Project does not contain proposals for development, building, or construction of any type which has the potential to degrade the quality of the environment, substantially reduce habitat, cause a population to drop below self-sustaining levels, threaten to eliminate a community, or substantially reduce or restrict the range of a species. . The Project Area is largely urbanized and contain relatively small areas of any forest, river, wildlife, or similar resources, which must be adhere to all current environmental regulations and are determined to have less than significant impacts to unique, rare, endangered, or threatened species. There are historic resources identified within the Project Area and are exempt from the CSD; therefore the Project will not affect regulations protecting historical or cultural resources. The results of the preceding analyses and discussions of responses to the entire Initial Study Checklist have determined that the Project would have a less than significant impact on sensitive biological resources, and would not result in significant impacts to historical, archaeological or paleontological.

b. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project

also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development that has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. Other amendments are procedural and would not result in a development that has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

The Project does not include any changes to zoning or development standards which has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals within the Project Area. The Project does not contain proposals for development, building, or construction of any type which has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. The Project is intended to provide regulations for future projects within the Project limits to follow in order to achieve the goals and polices of the General Plan. The Project would not result in any effects that would degrade the quality of the environment. The Altadena CSD update does not mandate any new development or directly initiate any development within the Altadena CSD area. Changes to the development standards and allowed uses would have a less than significant potential to degrade the quality of the environment, reduce animal habitats or affect plant or animal species within the Altadena CSD area, as the Altadena area is predominantly urban and almost completely built out. No development projects are associated with the Project. The results of the preceding analyses and discussions of responses to the entire Initial Study Checklist have determined that the Project would have a less than significant impact on achieving short-term environmental goals to the disadvantage of long-term environmental goals.

c. **Less Than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that has impacts that are individually limited, but cumulatively considerable. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related

to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

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The Project does not include any changes to zoning or development standards which has impacts that are individually limited, but cumulatively considerable within the Project Area. The Project does not contain proposals for development, building, or construction of any type which has impacts that are individually limited, but cumulatively considerable. Cumulative effects resulting from implementation of the County's goals and policies were evaluated in the General Plan Program EIR. The Project provides consistency between stated General Plan goals and policies aimed at minimizing negative environmental impacts over the long term. No General Plan policies would be changed or modified through adoption of the Project. Adoption and implementation of the Project would not create any significant impacts beyond those previously identified in the General Plan Program EIR. No development projects are associated with the Project. The results of the preceding analyses and discussions of responses to the entire Initial Study Checklist have determined that the Project would have a less than significant impact on impacts that are individually limited, but cumulatively considerable.

d. **Less Than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that has environmental effects which will cause substantial adverse impacts on humans. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development that has environmental effects which will cause substantial adverse impacts on humans. Other amendments are procedural and would not result in a development that has environmental effects which will cause substantial adverse impacts on humans.

The Project does not include any changes to zoning or development standards which has environmental effects which will cause substantial adverse impacts on humans within the Project Area. The Project does not contain proposals for development, building, or construction of any type which has environmental effects which will cause substantial adverse impacts on humans. The results of the preceding analyses and discussions of responses to the entire Initial Study Checklist have determined that the Project would have a less than significant impact on impacts with environmental effects which will cause substantial adverse impacts on humans.

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning – of the Los Angeles County Code related to the Altadena Community Standards District.

SECTION 1. Section 22.20.100 is hereby amended to read as follows:

…

-- Residences, senior citizen, subject to the conditions listed in Section 22.56.235.

~~-- Residences, single-family, in the Altadena Community Standards District, where the provisions of Section 22.44.127 cannot be met.~~

-- Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the state of California, in which no pupil is physically restrained, but excluding trade or commercial schools.

…

SECTION 2. Section 22.44.127 is hereby amended to read as follows:

22.44.127 Altadena Community Standards District

A. Intent and Purpose

The Altadena Community Standards District ("CSD") is established to ensure that new and expanded structures are compatible in size and scale with the characteristics of surrounding residential neighborhoods, protecting the light, air, and privacy of existing single-family residences from negative impacts <u>while providing</u>

certain flexibility within residential areas. The CSD is also established to revitalize commercial centers, improve the pedestrian nature of commercial streets, and to minimize the visual and environmental impacts of development in hillside management areas.

B. Definitions

The following terms are defined solely for this CSD.

1. **Bedroom**. Any habitable room or space with a closet which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking, or dining purposes.
2. **Driveway Zone.** The triangular areas created on both sides of a driveway by extending a line at a 45 degree angle from a point on the edge of the driveway 10 feet from the ultimate right-of-way line to a point on the edge of pavement or top of curb if present.
3. **Ridgelines.** The line formed by the meeting of the tops of sloping surfaces of land.
4. **Significant ridgelines.** Highly visible ridgelines that dominate the landscape.

~~B~~C. ~~Description of~~ District Map

The boundaries of ~~the District~~ this CSD are ~~coterminous with the boundaries of the Altadena Community Plan. The map of the District follows this Section.~~ shown on Map 22.44.127-A: Altadena CSD Boundary, at the end of this Section.

D. Applicability

(Reserved)

E. Application and Review Procedures

(Reserved)

~~C~~F. Community Wide Development Standards

1. **Landscaping.** Where landscaping is required by this CSD, it shall be maintained through regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.

2. **Hillside Management.**

a. ***Applicability.*** The provisions of this Subsection shall apply in hillside management areas, as defined in Section 22.08.080, except for:

i. Applications submitted to the Department ~~of Regional Planning~~ and deemed complete prior to the effective date of the ordinance ~~creating~~ establishing this Subsection, provided that plans submitted with the application depict all proposed grading and structures.

ii. Changes to applications approved by the Department ~~of Regional Planning~~ prior to the effective date of the ordinance ~~creating~~ establishing this Subsection, provided that such changes:

(A) Do not cumulatively increase the previously approved floor area or height of any structure by more than 10 percent; and

(B) Do not cumulatively increase the previously approved amount of grading to more than 2,500 total cubic yards of cut plus fill material.

iii. Applications to repair or reconstruct a damaged or destroyed structure that was legally established prior to the effective date of the ordinance ~~creating~~ establishing this Subsection.

b. ***Permits Required.***

i. Minor Conditional Use Permit. A Minor Conditional Use Permit, as provided in Section 22.56.085 shall be required for any development that is not otherwise subject to a Conditional Use Permit pursuant to Section 22.56.215~~7~~ (Hillside Management Areas), except for:

(A) Additions to a structure that was legally established prior to the effective date of the ordinance creating this Subsection;

(B) New accessory structures; and

(C) Development designed so that all areas with a natural slope of 25 percent or greater remain in a natural state.

~~ii. Applications for a minor conditional use permit shall include the information required by Section 22.56.215.D and shall substantiate the burden of proof required by Sections 22.156.090, 22.56.21.F.1.a, and 22.56.215.F.1.b.~~

~~c. ***Grading.***~~

ii. Conditional Use Permit. A Conditional Use Permit, as provided in Part 1 of Chapter 22.56, shall be required for any grading on a lot ~~or parcel of land~~ that cumulatively exceeds 2,500 total cubic yards

of total cut plus total fill material, excluding any grading approved prior to the effective date of the ordinance ~~creating~~ establishing this Subsection.

c. **Development Standards**.

i. Any application for grading involving the off-site transport of 1,000 or more cubic yards of material, shall include a haul route, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.

ii. Any grading occurring during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, shall be subject to the requirements deemed necessary by the Department of Public Works to prevent runoff and erosion.

iii. Additional Development Standards for Conditional Use Permits. In addition to the development standards in this subsection and for a Conditional Use Permit pursuant to Section 22.56.217, the development shall comply with Table 22.44.127-A, below, where applicable:

TABLE 22.44.127-A:HILLSIDE DESIGN DEVELOPMENT STANDARDS	
Grading and Topography	• Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures. • Terracing and retention walls, if unshielded by landscaping and visible from downslope, are designed with varied gradients and curvilinear shapes that mimic or blend into surrounding contours.
Views and Screening	• Structures, retention walls, and graded areas are screened by landscaping and vegetation. • Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope.
Surfaces and Reflectance	• Structures incorporate articulated surface faces instead of flat blank walls. • Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less.
Landscaping	• Where new tree planting occurs, new trees blend with surrounding vegetation.
Trails	• Existing trail right-of-ways or trail heads within the project, dedicated to the County as of the effective date of the ordinance establishing this Subsection B, are improved if necessary to ensure their ongoing use.

~~ii~~d. ***Additional Findings for Conditional Use Permits***. ~~In approving a conditional use permit for grading, the Hearing Officer or Regional Planning Commission shall make the following findings in addition to those required by Section 22.56.090:~~ In addition to the findings required under Section 22.56.090 and Section 22.56.217 (Hillside

Management Areas), the Hearing Officer shall approve a conditional use permit where the information submitted by the applicant and/or presented at public hearing substantiates that the project complies with the additional development standards in this Section. ~~following findings in addition to those required by Section 22.158.050.B (Findings)~~:

~~(A) The grading is designed to minimize disturbance to the natural hillside by clustering building pads and structures near existing paved streets, on areas with the flattest terrain, or on areas with the least visual impact; and~~

~~(B) The overall development minimizes visual and environmental impacts to the surrounding area. In making this finding, the Hearing Officer ore Regional Planning Commission shall require projects to comply with the following development standards regarding hillside design, where they apply to the project:~~

~~***Grading and Topography***~~	~~• Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures.~~ ~~• Terracing and retention walls, if unshielded by landscaping and visible from downslope, are designed with varied gradients and curvilinear shapes that mimic or blend into surrounding contours.~~
~~***Views and Screening***~~	~~• Structures, retention walls, and graded areas are screened by landscaping and vegetation.~~ ~~• Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope.~~
~~***Surfaces and Reflectance***~~	~~• Structures incorporate articulated surface faces instead of flat blank walls.~~ ~~• Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less.~~
~~***Landscaping***~~	~~• Where new tree planting occurs, new trees blend with surrounding vegetation.~~
~~***Trails***~~	~~• Existing trail right-of-ways or trail heads within the project, dedicated to the County as of the effective date of the ordinance establishing this Subsection B, are improved if necessary to ensure their ongoing use.~~

~~In addition to these required design standards,~~ The Hearing Officer ~~or Regional Planning Commission~~ may require that the applicant incorporate additional design standards which would further the purpose of this CSD in minimizing the visual and environmental impacts of development in hillside management areas. Such standards may include, but are not limited to, requiring that visible topsoils used as grading fill match the color and texture of rocks and soils naturally occurring on site, requiring that project structures use matte or rough surfacing to diminish reflectances,

requiring that stands of native vegetation are preserved or expanded, and requiring that mature trees are preserved.

~~iii. Any application for grading involving the off-site transport of 1,000 or more cubic yards of material, shall include a haul route for review and approval by the Department.~~

~~iv. Any grading occurring during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, shall be subject to mitigation measures deemed necessary by the Department of Public Works to prevent runoff and erosion.~~

~~d~~3. **Significant Ridgeline Protection.** ~~R~~idgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are highly visible ridgelines that dominate the landscape. The locations of the significant ridgelines within the CSD are shown on the map following this Section.

a. The locations of the significant ridgelines within this CSD are shown on Figure 22.44.127B: Significant Ridgelines, at the end of this Section.

~~i~~b. The highest point of any structure shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, ~~roof-mounted solar panels~~ structure-mounted small scale solar energy systems, and small-scale wind energy ~~conversion~~ systems.

~~ii. Any modification to the standards set forth in subsection 2.d.i. shall require a conditional use permit, pursuant to Part 1 of Chapter 22.56. In approving such conditional use permit, the Hearing Officer or Regional Planning Commission shall make the following findings in addition to those required by Section 22.56.090:~~

~~(A) Alternative sites within the project site have been considered and rejected due to the presence of documented hazards or the potential for greater damage to biota, as determined by a biologist; and~~

~~(B) The overall development is designed to comply with the development standards provide in subsection C.2.c.ii.b.~~

4. **Historic Preservation**.

a. ***Significant Properties***. The following structures may be of historic or architectural significance:

i. 1849-1879 Lake Avenue: Saint Elizabeth's Catholic Church. Map Book 5848, page 1, Parcels 8, 10, 11 and 15. Map 1 Altadena, all of Lot 30;

ii. 2184 Lake Avenue: Eliot School. Map 5845, page 9, Lots 1—14 of Lake Avenue Heights, and Lot 900, a portion of Grogan Tract;

iii. 2245 Lake Avenue: Pacific Electric Railway Substation No. 8. Map Book 5845, page 21, Parcel 35. Map 1 Altadena, portions of Lot 8 and Lot 9;

iv. 2366 Lake Avenue: Altadena Library. Map Book 5845, page 5, Parcel 32. Tract No. 7832, Lots 66, 67, 68 and 69; and

v. 2455 Lake Avenue, 835—875 Mariposa Street and 2520 and 2526 El Molino Avenue: Woodbury Building. Map Book 5845, page 17, Parcels 10 and 14. Map 1 Altadena, portions of Lots 3 and 4.

b. ***Alteration***. Any expansion, addition, alteration or demolition of the structures listed in subsection 4.a above, is subject to the provisions of this Altadena CSD. Notice of application shall be sent to Altadena Heritage thirty (30) days prior to any action.

c. ***Designated Landmarks and Historic Districts***. Notwithstanding the provisions herein, any building or structure designated as a landmark or within a historic district shall be regulated under Part 28 of Chapter 22.52 (Historic Preservation Ordinance).

~~D~~G. Zone Specific Development Standards

1. **Zone R-1.**

a. ***Yard Requirements ~~and Height Limits.~~***

i. Except as provided below, Section 22.20.120 (Yard Requirements) relating to yards shall remain applicable. Except as established in Part 5 of Chapter 22.44 (Setback Districts), the provisions of this CSD shall supersede the provisions of Section 22.20.120 as follows, as noted in Table 22.44.127-B:~~The standards for yards and heights shall be based on the size of the lot or parcel as noted in the following table, except as specified in subsections Diaii through Diavi:~~

TABLE 22.44.127-B: YARD REQUIREMENTS					
Lot Size (net square feet)	**Minimum Yard Dimensions (linear feet): Front**	**Minimum Yard Dimensions (linear feet): ~~Back~~ Rear**	**Minimum Yard Dimensions (linear feet): Side Interior and Corner**	**Minimum Yard Dimensions (linear feet): Side Reverse Corner**	**~~Maximum Height (linear feet):~~**
~~40,000+~~	~~20~~	~~35~~	~~5~~	~~10~~	~~35~~
~~39,999~~ ≥20,000	Smallest front yard on same block (min. 20)	35	10 percent of average lot width (min. 5)	10 percent of average lot width (min. 10)	~~35~~
<20,000 ~~13,000-19,999~~	Smallest front yard on same block (min. 20)	25	10 percent of average lot width (min. 5)	10 percent of average lot width (min. 10)	~~30~~
~~<13,000~~	~~20~~	~~25~~	~~5~~	~~10~~	~~30~~
~~Flag lots <7,500~~	~~10~~	~~10~~	~~10~~	~~10~~	~~30~~

ii. The front yard shall not be less than the smallest front yard of a legally established residence ~~average depth of all of the front yards~~ on the same side of the street on the same block, but in no case less than 20 feet, as illustrated in Figure 22.44.127-C~~. A vacant lot shall not be included in the computation for this purpose.~~

~~iii. Each side yard shall not be less than 10 percent of the average width of the lot, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards.~~

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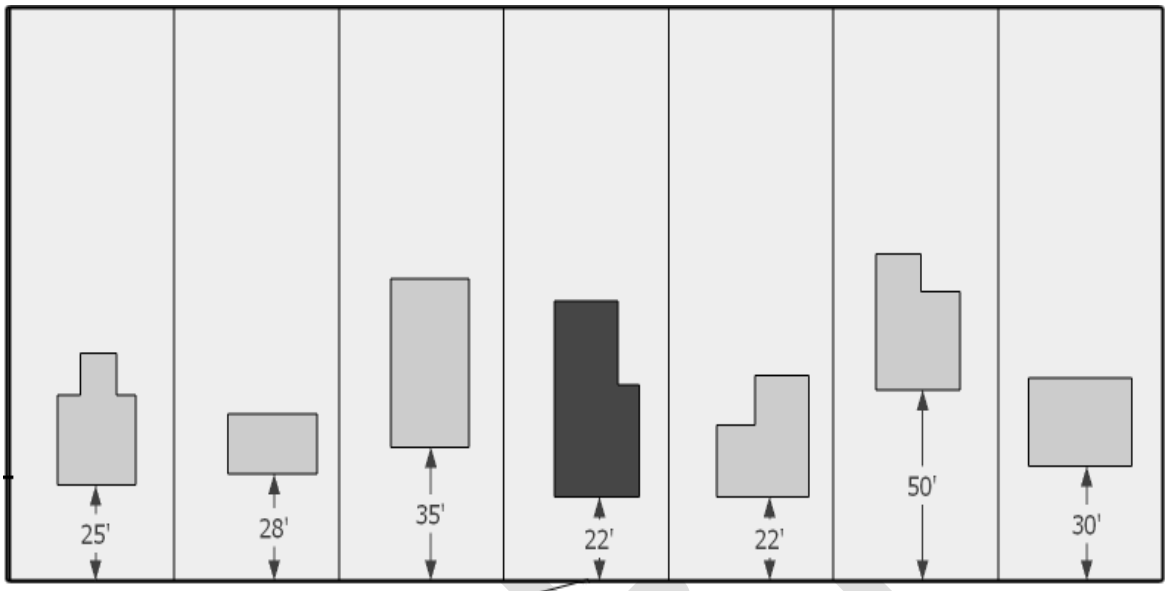
Figure 22.44.127-C: Minimum Front Yard Setbacks



iiiv. ~~Each required yard shall not be less than 15 feet where any portion of a residence or other structure within that yard exceeds 23 feet in height.~~ Except as provided in Section 22.48.120 (Projections into Yards), no portion of any structure shall exceed 23 feet in height where located within 15 feet of any property line.

~~v. Where fill material has been placed on a lot or parcel after such lot was legally created, height shall be measured from the previously existing grade.~~

~~vi. The maximum number of stories above grade shall be two. A "basement" as defined in Section 22.08.020,B, shall be considered a story above grade, while a "cellar" as defined in Section 22.08.030,C, shall not be considered a story above grade.~~

b. ***Height Limits.***

i. Except as provided below, Section 22.20.110 (Height Limits) shall remain applicable. The provisions of this CSD shall supersede the provisions of Chapter 22.20.110 as follows, as noted in Table 22.44.127-C:

TABLE 22.44.127-C: HEIGHT LIMITS	
Lot (net square feet)	Maximum Height (linear feet):
≥ 20,000	35
<20,000	30
Flag Lots	30

ii. Where fill material has been placed on a lot after such lot was legally created, height shall be measured from the previously existing grade. Where material has been cut on a lot after such lot was legally created, height shall be measured from the grade that results from such cut.

iii. The maximum number of stories above grade shall be two. A "basement" as defined in Section 22.08.020, B, shall be considered a story above grade, while a "cellar" as defined in Section 22.08.030, C, shall not be considered a story above grade.

c. ***Fences and Walls.***

i. Maximum Height. Except as provided herein, Section 22.48.160 (Fences and Walls) relating to fences and walls shall remain applicable. Notwithstanding subsection G of Section 22.48.160, the height of a fence or wall shall be measured inclusive of any architectural feature, fixture, or support element attached to or part of said fence or wall.

ii. Front Yards.

(A) Fences and Walls.

(1) Fences and walls located within a required front yard and a minimum distance of 10 feet from the ultimate right-of-way line, shall not exceed six feet in height.

(2) Fences and walls located within a required front yard and closer than 10 feet to the ultimate right-of-way line shall comply with the height requirements pursuant to subsection A of Section 22.48.160.

(B) Hedges and Landscaping. Where hedges and landscaping are located within a required front yard and form a barrier serving the same purpose as a fence or wall, the provisions of this subsection G.1.c.ii.(A) shall apply.

iii. Corner Side Yards. Fences, walls, and hedges and landscaping within a required corner side yard shall comply with the provisions of subsection B of Section 22.48.160.

iv. Location. Notwithstanding the provisions of this CSD, any fence, wall, hedges or landscaping shall comply with Section 22.48.115, Section 22.48.150, and Chapter 16 (General Regulations) of Title 16 (Highways) of the County Code.

v. Materials. All portions of new or replacement fences and walls in required yards shall be constructed of stone, brick, rock, block, concrete, wood, stucco, tubular steel, wrought iron, vinyl or a combination thereof. Chain link fencing may only be used where covered and visually obscured with plant material.

vi. Applicability.

(A) All new fences, walls, hedges and landscaping shall comply as of the effective date of this ordinance that added subsection G.1.c to this CSD.

(B) Any existing fence, wall, hedge or landscaping that does not comply must be removed or made to comply, within five years of the effective date of this ordinance that added subsection G.1.c to this CSD. An approved site plan shall be considered proof of compliance.

~~b~~d. ***Gross Structural Area and Lot Coverage.***

i. The gross structural area (GSA) of a residence includes the total floor area of all enclosed areas, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles. Lot coverage shall include all structures erected on the property.

ii. The maximum GSA or lot coverage shall be determined by the following formula:

GSA or Lot Coverage = (.25 x net lot area) + 1,000 square feet

iii. In no event shall the maximum GSA or maximum lot coverage exceed 9,000 square feet.

~~c~~e. ***Parking.***

i. Except as provided below, Part 11 of Chapter 22.52 (Parking), including required onsite parking together with a maneuvering area (maneuvering aisle) and driveway, shall remain applicable. The provisions of this CSD shall supersede the provisions of Section

22.52.1180 as follows, as noted in Table 22.44.127-D: ~~Each residence shall provide on-site the required number of vehicle parking spaces, together with a maneuvering area and driveway, as follows:~~

TABLE 22.44.127-D: RESIDENTIAL PARKING	
Number of Bedrooms	***Number of Parking Spaces***
1 to 4	2
5 or 6	3
7 or more	4 (plus 1 space for every 2 additional bedrooms)

ii. Where ~~more than two~~ three or more parking spaces are required, per Table 22.44.127-D, above, such spaces may be uncovered and developed in tandem.

~~iii. "Bedroom" means any habitable room or space with a closet which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking or dining purposes.~~

~~d. Except as provided below, all sections of Part 2 of Chapter 22.48 relating to yards shall remain applicable. The provisions of this Community Standards District shall supersede the provisions of Part 2 of Chapter 22.48 as follows:~~

~~i. The flag lot yard provisions of Section 22.48.050 are hereby modified and not applicable to yards of 7,500 square feet or greater;~~

~~ii. The front yard provisions of Section 22.48.060, 22.48.070, and 22.48.080, are hereby modified by the provisions of subsection D.1.a.ii;~~

~~iii. The side yard provisions of Sections 22.48.090 and 22.48.100 are hereby modified by the provisions of subsection D.1.a.iii;~~

~~iv. The accessory building provisions of subsections A and D of Section 22.48.140 shall not be applicable; and~~

~~v. The yard modification provisions of Section 22.48.180 shall not be applicable.~~

~~e~~f. The provisions of this Community Standards District do not supersede ~~the nonconforming use provisions of~~ Part 10 of Chapter 22.56, (Nonconforming Uses, Buildings and Structures), except that: ~~as provided below:~~

~~i.~~ Section 22.56.1510.G. (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards) relating to repair of damage shall be superseded by the following provisions: any single-family residence building or structure nonconforming due to use and/or standards which is damaged or destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 per cent of the total market value of the building or structure as determined by the methods set forth in Section 22.56.1510.G.1.a and b.

g. ***Home-Based Occupations.*** Except as provided below, Section 22.22.020 (Home-Based Occupations-Regulations) relating to home-based occupations shall remain applicable.

i. Number of Home-Based Occupations. A maximum of two home-based occupations is permitted per property, where no more than one client visit or one client vehicle per hour per property shall be permitted.

ii. Number of Employees. No more than two persons not residing on the property may be employed, either for pay or as a volunteer, to work on the property as part of a home-based occupation, for a maximum total of two non-resident employees per property.

iii. Notwithstanding the prohibitions in subsection B of Section 22.20.020, the following home-based occupations may be permitted:

-- Photography laboratories, digital, where:

(1) Any non-digital photography or film laboratory activities or materials, other than for occupant's own use, shall be prohibited; and

(2) All processing operations of the home-based occupation activity shall be conducted in an approved indoor space.

-- Picture framing, where:

(1) Only assembly of finished wood or other finished products shall be permitted;

(2) All paints, stains and varnishes shall be used in a properly-ventilated area, and shall cause no odors or toxic chemicals to be detected beyond the property; and

(3) All home-based occupation activity must be conducted in an approved indoor space.

-- Seamstress or tailor, where:

(1) A maximum of four sewing machines shall be permitted for the home-based occupation;

(2) Such sewing machine shall be non-commercial, non-industrial and domestic only; and

(3) All home-based occupation activity shall be conducted in an approved indoor space.

h. ***Bed and Breakfast Establishments.*** If a Conditional Use Permit (Section 22.56.010) application has first been approved, property in Zone R-1 may be used for a bed and breakfast establishment with three or more rooms made available for guests, if the Commission or Hearing Officer additionally finds that the facility will not have a disruptive effect on the neighborhood. In addition to the conditions imposed pursuant to Section 22.56.100 (Permit - Additional Conditions Imposed When), the Commission or Hearing Officer may modify any of the prescribed development standards, below:

i. The property shall have an area of not less than 10,000 square feet;

ii. The facility shall be operated and maintained by the owner or lessee of the property, and it shall constitute the primary residence of the owner or lessee;

iii. All guest rooms shall be located within the primary residence;

iv. Stays for any paying guests shall not exceed 14 consecutive days, and shall be not more than 30 days for such guest in any calendar year;

v. Kitchens and other cooking facilities shall be prohibited in any guest room within the establishment;

vi. There shall be one onsite parking space, which may be uncovered, served by all-weather access, for each guest room available for paying guests;

vii. The serving or consumption of food or beverages, including any alcoholic beverages, shall be restricted to residents and guests of the facility. No restaurant or similar activity that is open to the general public, shall be permitted;

viii. Any use of the establishment for commercial special events shall be specifically authorized by a Conditional Use Permit; and

ix. One wall-mounted or freestanding sign shall be permitted, provided that such sign does not exceed four square feet in sign area or eight square feet in total sign area, and does not exceed a height of 42 inches measured vertically from ground level at the base of the sign.

~~f. Modification Procedure. The standards contained in this section may only be modified if a conditional use permit has first been approved as provided in Part 1 of Chapter 22.56 and while such permit is in full force and effect in conformity with the conditions of such permit.~~

2. **Zone R-2.**

a. ***Height Limits.***

i. Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.

ii. On lots ~~or parcels of land~~ with a size of 20,000 square feet or less, the maximum height of any structure shall be 30 feet.

b. ***Front Yards.*** At least 50 percent of any required front yard shall be landscaped.

c. ***Building Design.***

i. Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features ~~deemed appropriate by the Director~~.

ii. The floor area of any story above the first story shall be at least 20 percent less than the floor area of the first story and the reduced footprint of such story shall be set back from the side and/or rear of the first story's structure, but not from the front of the first story's structure. Attached garages and other attached non-living areas shall be included in computing the floor area of the first story.

d. ***Bed and Breakfast Establishments.*** If a Conditional Use Permit (Section 22.56.010) application has first been approved, property in Zone R-2 may be used for a bed and breakfast establishment pursuant to subsection G.1.h of this Section.

~~d. Modification of Development Standards.~~

i. The director may permit modifications to the development standards set forth in subsections D.2.a and D.2.b provided that an applicant demonstrates to the satisfaction of the director all of the following:

(A) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships;

(B) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to the other properties within the area governed by the Community Standards District; and

(C) That granting the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this Community Standards District or the Altadena Community Plan.

ii. Application. The procedure for filing a request for modification shall be the same as that for director's review as set forth in Part 12 of Chapter 22.56, except that the applicant shall also submit:

(A) A list, certified to be corrected correct by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property, and as owning property within 500 feet from the exterior boundaries of the subject property;

(B) Two sets of gummed mailing labels for the property owners referenced above with the property owners' names and addresses, and one photocopy of the labels;

(C) A map drawn to a scale of 1" = 100' indicating the location and owners of all such properties; and

(D) A filing fee, as set forth in Section 22.60.100, equal to that required for a Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.

iii. Notice. Not less than 30 calendar days prior to the date an action is taken, the director shall send a notice by certified mail of the pending application to the Altadena Town Council and the property owners on the list provided by the applicant

pursuant to subsection d.ii.A, indicating that the town council or any such property owner may oppose the granting of such modification by filing with the director a written protest described in subsection d.iv, within 14 calendar days from the date of the notice.

iv. Written protests. Written protests will be accepted only from those persons notified pursuant to subsection d.iii, and shall demonstrate how the application for a modification fails to meet the burden of proof in subsection d.i, and Section 22.56.1690. Those written protests submitted by different co-owners of the same lot or parcel of land shall be deemed one written protest; those written protests submitted by different members of the Altadena Town Council on behalf of the town council shall also be deemed one written protest.

v. Decision.

(A) The director shall approve an application for a modification where not more than two written protests are received pursuant to subsection d.iv, where the application complies with Section 22.56.1690, and where the director determines that the application has satisfactorily demonstrated the matters required by subsection d.i. If the director approves the application, the director shall send notice by certified mail to the applicant, the town council, and all of the property owners identified in subsection d.ii.A.

(B) If three or more written protests are received pursuant to subsection d.iv, or the director determines that the application does not comply with Section 22.56.1690, or the application has not satisfactorily demonstrated the matters required by subsection d.i, the application shall be denied. If the director denies the application for any reason, including the reason that three or more written protests have been received, the director shall send notice of the decision by certified mail to the applicant, the Altadena Town Council, and the property owners identified in subsection d.ii.A. The notice shall indicate that the applicant may file an appeal within 14 calendar days of the date on the notice with a request for a public hearing before the hearing officer.

vi. Appeal. If the applicant files an appeal, the appeal shall be scheduled for a public hearing before a hearing officer. The

~~applicant shall pay the additional fee for a public hearing set forth in Section 22.60.100 under Site Plan Review, Director's Review for Modification of Development Standards in a Community Standards District. All procedures related to the appeal and the public hearing shall be the same as those for a conditional use permit, except as set forth in subsection d.vii.~~

~~vii. Hearing officer decision. The hearing officer shall approve or deny the application pursuant to the principles and standards of Section 22.56.090. The decision of the hearing officer shall become effective on the date of the decision and shall not be subject to further administrative appeal.~~

3. **Zone R-3.**

   a. ***Height Limits.*** Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.

   b. ***Interior Side Yards.***

      i. Any required interior side yard that adjoins a single-family or two-family residentially-zoned lot shall be landscaped, which landscaping shall include shrubbery and/or trees to shield the adjoining property.

      ii. No driveway, walkway, patio slab, or other area constructed of concrete, asphalt, or similar material shall be permitted in any required interior side yard that adjoins a single-family or two-family residentially-zoned ~~parcel~~ lot.

      iii. No uncovered porch, platform, landing, deck, or balcony may project into a required interior side yard that adjoins a single-family or two-family residentially-zoned ~~parcel~~ lot.

   c. ***Rear Yards.*** Rear yards that adjoin a single-family or two-family residentially-zoned ~~parcel~~ lot, shall include a landscaped area with a minimum depth of 10 feet measured from the rear property line. Such landscaped area shall include shrubbery and/or trees to shield the adjoining property. At least one tree, with a minimum size of 15 gallons, shall be provided for every 250 square feet of landscaped area.

   d. ***Building Design.*** Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets,

mansards, or other design features ~~deemed appropriate by the Director~~.

e. ***Structure Height and Setback.*** For structures exceeding 25 feet in height that are located on a lot adjoining a single-family or two-family residentially-zoned ~~parcel~~ lot:

   i. The maximum height of the structure at the inside boundary of the interior side yard adjoining the single-family or two-family residentially-zoned ~~parcel~~ lot shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said interior side yard for every two feet in height; and

   ii. The maximum height of the structure at the inside boundary of the rear yard adjoining the single-family or two-family residentially-zoned ~~parcel~~ lot shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said rear yard for every foot in height.

f. ***Residentially Zoned Property Outside Unincorporated Territory.*** For purposes of Subsections G.3.b through G.3.e, above, all requirements related to a structure and/or property adjoining a single-family or two-family residentially-zoned ~~parcel~~ lot shall apply to such structure and/or property regardless of whether or not the single-family or two-family residentially-zoned ~~parcel~~ lot is located within incorporated or unincorporated territory.

~~g. Modification of Development Standards. The director may permit modifications to the development standards set forth in subsections D.3.a through D.3.e, pursuant to the provisions set forth in subsection D.2.d.~~

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4. **All Commercial Zones.**

a. ***Permitted Uses***.

i. Drive-through Facilities. Drive-through facilities shall be permitted as follows:

(A) Where located on a lot that adjoins a residentially zoned lot, if a Conditional Use Permit (Section 22.56.010) application has first been approved, a drive-through facility may be permitted. In addition to the conditions imposed pursuant to Section 22.56.100 (Permit - Additional Conditions Imposed When), the Commission or Hearing Officer may modify any of the prescribed development standards, below:

(1) A cleanup plan shall be submitted as part of the application;

(2) The location of the drive-through area, including cashier microphone, speakers and drive-through lane, shall be at least 20 feet from the adjacent residentially zoned lot;

(3) Hours of operation for the drive-through shall be no earlier than 6:00 a.m. and no later than 12:00 a.m.; and

(4) A buffer, which may include a solid wall, shall be depicted on the site plan, and provided to reduce noise trespass from the drive-through.

(B) Where located on a lot that does not adjoin a residentially zoned lot, if an application for a Site Plan Review for Modification of Development Standards in a Community Standards District, except transit oriented districts, has first been approved, along with a clean up plan, a drive-through facility may be established to operate 24 hours.

ii. Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. In addition to the standards for outdoor dining (Section 22.28.070), restaurants and other eating establishments, including food take-out, may have outdoor dining where:

(A) Outdoor dining is established as accessory to the restaurant or other eating establishment; and

(B) Automobile parking is provided in accordance with Part 11 of Chapter 22.52 (Parking), except as modified in subsection G.4.b.i for outdoor dining.

iii. Auto Repair Uses. Where auto repair uses are permitted as a primary or incidental use, the following development standards shall apply:

(A) Any auto repair use shall comply with Section 22.28.190;

(B) There shall be no more than three service bays; and

(C) Any required customer parking area shall not be used to store vehicles for repair.

b. ***Development Standards***.

i. Parking. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52 (Vehicle Parking Space), except that the following requirements shall apply:

(A) Retail, or Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. Automobile parking shall comply with Table 22.44.127-E, below, where applicable:

TABLE 22.44.127-E: VEHICLE PARKING FOR RETAIL, OR RESTAURANT OR OTHER EATING ESTABLISHMENT USES

Lot Size (net square feet)[1]	**New Construction and Additions**	**Existing Buildings[2]**			
		New Use	Intensification or Expansion of Use, where no increase in building gross floor area occurs	Intensification or Expansion of Use, where increase in building gross floor area occurs	With Outdoor Dining or Sidewalk Dining
<2,500	None[3]	None[3]			
2,500-5,000	30% reduction of that required under Part 11 of Chapter 22.52	30% reduction of that required at time building was constructed	None[3]	30% reduction of that required for increased gross floor area, including landscaping, bicycle parking and loading spaces	30% reduction of that required for outdoor dining or sidewalk dining area under Part 11 of Chapter 22.52[4]
>5,000	That required under Part 11 of Chapter 22.52	That required at time building was constructed	None[3]	That required for increased gross floor area, including landscaping, bicycle parking and loading spaces	30% reduction of that required for outdoor dining or sidewalk dining area under Part 11 of Chapter 22.52[4]

[1] Legal nonconforming lots
[2] Constructed prior to September 22, 1970
[3] Except as required for persons with disabilities
[4] One space per three persons based on occupancy load of outdoor dining or sidewalk dining area

(B) Location of Parking Areas. When a site plan has first been approved, off-site or shared parking arrangements may be provided to meet required parking for commercial uses, provided that the following are met. In the event the applicant does not or cannot comply with the following after notice of approval of the Ministerial Site Plan Review with Notice, or CSD Modification has been delivered, approval of parking areas shall be revoked, and parking areas shall be provided in accordance with Chapter 22.112 (Parking).

(1) Such off-site or shared parking facility shall be located within 1,320 feet (1/4 mile) from any entrance of the use to which they are provided;

(2) Such off-site or shared parking facility is located on a lot where parking is permitted;

(3) Such area shall be clearly marked as being made available for parking for the subject use(s); and

(4) The applicant:

(a) Is the owner of the lot where such off-site or shared parking facility is located; or

(b) Has control of such off-site or shared parking facility through leasing or other arrangement for a specified term, and in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces. Such leasing or other arrangement shall contain other guarantees assuring continued availability of the spaces.

ii. Height. Except in the Lake Avenue Mixed Use Center Area, the maximum height shall be 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent.

iii. Floor Area Ratio. Except in the C-M zone, M-1 zone and the Lake Avenue Mixed Use Center Area, the total gross floor area of a lot shall not exceed 1.8 times the total net area of such lot.

iv. Signage. Signage shall be provided in accordance with Part 10 of Chapter 22.52 (Signage), except as specified below. The sign regulations contained herein shall not affect existing signs which were legally established according to this Title 22. New signs or proposed changes to existing signs, including size, shape, colors,

lettering, and location, shall conform to the following provisions specified herein.

(A) Wall Business Signs. Except as otherwise regulated in Section 22.52.880 (Wall Business Signs), wall business signs shall comply with the following:

(1) The wall business sign shall be mounted flush and affixed securely to a building wall and may project a maximum of 12 inches from the building wall or permanent roofed structure to which they are mounted.

(2) The wall business sign may not extend above the roofline and may only extend into the right-of-way to the extent of the building face or the highest soffit line of the building.

(3) Each business in a building may be permitted a maximum of one wall-mounted sign. Businesses with more than one frontage or entry may have one sign for each frontage or entry.

(4) Each ground-floor business establishment fronting on or oriented toward one or more public street, highway or parkway shall be permitted as follows:

(a) Where the public right-of-way has a minimum width of 80 feet, a maximum of one square foot of wall sign area for each linear foot of building frontage.

(b) Where the public right-of-way has a width of less than 80 feet, a maximum of one-half square foot of wall sign area for each linear foot of building frontage.

(5) Where a ground floor business establishment fronts a parking lot hidden from the street, alley, open mall, landscaped open space, or other public way, the exterior building wall facing such parking lot, alley, open mall, landscaped open space, or other public way shall be considered a building frontage for purposes of computing the sign's permitted sign area.

(B) Freestanding Signs. Except as provided below, Section 22.52.890 (Roof and Freestanding Signs) relating to freestanding signs shall remain applicable. On lots with 100 feet or more of street frontage, freestanding business signs with a solid base that rests directly on the ground may be permitted, provided:

(1) Said sign shall not exceed five feet in height as measured vertically from ground level to the top of the sign; and

(2) Said sign shall not exceed 40 square feet of sign area.

(C) Projecting Signs. One projecting business sign shall be permitted per building frontage for the same business. The area of the projecting sign faces shall be subtracted from the total allowable signage area.

(D) Window Signs.

(1) Window signs shall be displayed only on the interior of windows or door windows of ground-floor or second-floor businesses.

(2) Maximum area shall not exceed 25 percent per transparent glass area of the window (total window area visible from the exterior of the building).

(E) Awning Signs. Awning signs, which are considered the same as a projecting sign for purposes of regulation, shall comply with the following:

(1) The maximum area of awning signs, which are allowed in addition to business wall signage, shall not exceed 20 percent of the exterior surface of each awning for the ground floor and the second floor level.

(2) Awning signs shall not be permitted above the second floor level.

(3) Maximum letter height for awning signs shall not exceed 10 inches.

(F) Building Tenant Information/Identification Signs.

(1) Multitenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance;

(2) Each tenant is allowed a maximum of two square feet of signage per directory, in addition to wall signage.

(3) New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each.

(4) All existing built-in signs (permanent signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Marquees and canopies shall not be considered to be built-in signs.

(5) Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building and in good repair are exempt from these sign provisions.

(6) The height and placement of signs shall be similar for each business or storefront.

(7) With the exception of company logos, signage colors used by individual businesses shall be harmonious with the building exterior.

(G) Prohibited Signs:

(1) Flashing, animated or audible signs, except marquee signs which display time and temperature;

(2) Signs which rotate, move, or simulate motion;

(3) Signs with exposed bracing, guy wires, conduits, or similar devices;

(4) Roof signs (any sign erected and maintained upon or over the roof of any building);

(5) Outdoor advertising signs (billboards); and

(6) Box signs.

(H) Size. Maximum height of letters shall be restricted to 18 inches.

(I) Sign Design.

(1) With the exception of company logos, sign colors shall be harmonious with the building color scheme and storefront.

(2) With the exception of company logos, lettering styles shall be harmonious with each storefront in a single building.

(J) Sign Maintenance. All signs in a state of disrepair shall be repaired so as to be consistent with the standards of this section, or removed within 30 days from receipt of notification that a state of disrepair exists.

v. Design Standards. Proposed improvements, renovations of existing buildings, and changes to buildings shall conform to the following design standards.

(A) Materials, Colors, and Equipment.

(1) Any building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades.

(2) Neon Colors. The use of neon colors shall be limited to architectural accent features and not exceed 20 percent of a building frontage surface.

(3) Concrete Masonry Unit (CMU) walls shall be constructed in such a manner as to not permit the CMU blocks to be visible to pedestrians.

(B) Awnings. Awnings shall be architecturally compatible with the related buildings in regards to color and style.

(C) Mechanical Equipment

(1) Individual air conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.

(2) Storefront air conditioning units shall be neutral in appearance and not project outward from the facade. The housing color must be compatible with the colors of the storefront.

(3) Mechanical equipment located on roofs shall be screened by parapet walls or architectural features so that the equipment will not be visible from normal public view at a maximum of 300 feet away.

(D) Security.

(1) Chain-link, barbed and concertina wire fences are prohibited.

(2) All security bars or grilles shall be installed on the inside of the building.

(3) Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited.

(4) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the

building when not in use (during business hours) or grilles which can be concealed in the architectural elements of the building.

vi. Buffers. Whenever a parking lot or commercial structure is adjacent to a residentially-zoned side yard or rear yard, the following development standards shall apply:

(A) Landscaping. A five foot landscaped buffer shall be provided.

(B) Daylight Plane. A 45 degree plane shall be required for new construction. The daylight plane shall extend from a six foot height at the edge of the required landscaping setback.

(C) Lighting. Fully shielded fixtures shall be used for exterior lighting so as to prevent light trespass to adjacent residential uses. Perimeter luminaries shall be located five feet from the adjacent residential property line.

vii. Pedestrian Character.

(A) Commercial Corridor. A commercial corridor shall mean a street which has a commercial focus, or which has been identified as having a special pedestrian potential near commercial zones. Designated streets are Lake Avenue, Fair Oaks Avenue, Lincoln Avenue, North Allen Drive near New York Drive near the intersection of North Allen Drive and New York Drive, Mariposa Street between El Molino and Lake Avenue, and East Washington Boulevard

(B) Visual Interaction. To encourage and improve the pedestrian character of commercial areas the following standards apply:

(1) At least 55 percent of the total length and 40 percent of the total area of the façade of the building at ground floor parallel to and facing any street shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Mirrored, highly reflective materials, densely tinted glass, false windows, or windows offering no view of the interior shall not meet the requirements of this section.

(2) Where a lot abuts a commercial corridor but no primary entrance is located facing such commercial corridor, at least 75 percent of the total width and 60 percent of the total area of the façade of the building's ground floor fronting the commercial corridor shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Mirrored, highly reflective materials, densely tinted glass, false

windows, or materials offering no view of the interior shall not meet the requirements of this section.

(3) Transparent or lightly tinted material, such as glass, shall be used at or near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum of 20 percent of the building façade .

(4) All primary entrances or windows provided for the purposes of meeting the requirements of this section shall be located a maximum height of four feet above or below the sidewalk, as measured from midpoint at the base of the entrance or window. Where a window exceeds 20 feet in length, the measurement shall be taken at increments of 20 feet.

(C) Pedestrian Flow. Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.

(D) Parking Access. Not more than 20 feet of the commercial frontage shall be devoted to parking access.

(E) Building Façade. A minimum of 50 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.

(F) Roof Design. New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.

(G) Paving Materials. Pedestrian circulation areas and driveway entrances within the boundaries of the private property shall be developed with paving materials such as brick or paver tile.

(H) Architectural Elements. Buildings must incorporate at least three of the following architectural elements and desirable uses:

(1) Arcading;

(2) Arches;

(3) Awnings;

(4) Balconies;

(5) Bay windows;

(6) Benches;

(7) Colonnades;

(8) Courtyards;

(9) Decorative exterior stairs;

(10) Decorative iron fences;

(11) Decorative iron grilles;

(12) Outdoor dining;

(13) Plazas;

(14) Raised planters;

(15) Recessed upper floor loggias or pergolas;

(16) Tile or masonry fountains.

(I) Structure Setback. Structures must be set back at least 24 inches from the ultimate right-of-way line and landscaped with plants, benches or other architectural features.

viii. Vacant lots. Vacant lots shall be maintained free of debris, overgrown weeds, or junk or garbage.

5. **Zone C-2**. In addition to the uses and requirements under subsection G.4.a of this Section and enumerated in Part 4 of Chapter 22.28 (C-2 Zone), the following uses are permitted as follows:

1. ***Permitted uses.***

Sales.

-- Multitenant commercial, when more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls.

2. ***Conditional Use Permit.*** A Conditional Use Permit (Part 1 of Chapter 22.56) is required to establish, operate, and maintain the following:

Services.

-- Automobile service stations, including incidental repair, washing and rental of utility trailers;

-- Electric distributing substations;

-- Microwave stations.

6. **Zone C-3**. In addition to the uses and requirements under subsection G.4.a of this Section and enumerated in Part 5 of Chapter 22.28 (C-3 Zone), a Conditional Use Permit (Part 1 of Chapter 22.56) is required to establish, operate, and maintain the following:

1. ***Sales***.

-- Auction houses;

-- Automobile sales, new or used;

-- Boat and other marine sales;

-- Ice sales;

-- Mobilehome sales;

-- Model home display centers and sales offices;

-- Pawnshops;

-- Recreational vehicle sales;

-- Secondhand stores;

-- Stamp redemption centers;

-- Trailer sales, box and utility.

2. ***Services***.

-- Air pollution sampling stations;

-- Automobile battery services, provided all repair activities are conducted within an enclosed building only;

-- Automobile brake-repair shops, provided all repair activities are conducted within an enclosed building only;

-- Automobile muffler shops, provided all repair activities are conducted within an enclosed building only;

-- Automobile radiator shops, provided all repair activities are conducted within an enclosed building only;

-- Automobile repair garages within an enclosed building only, and excluding body and fender work, painting and upholstering;

-- Automobile service stations;

-- Bakery goods distributors;

-- Boat rentals;

-- Carwashes, automatic, coin-operated, and hand wash;

-- Comfort stations;

-- Electric distribution substations, including microwave facilities;

-- Furniture transfer and storage;

-- Gas metering and control stations, public utility;

-- Homes for children, foster family;

-- Lodge halls;

-- Microwave stations;

-- Mortuaries;

-- Motion picture studios;

-- Motorcycle, motorscooter, and trail bike rentals;

-- Parcel delivery terminals;

-- Radio and television broadcasting studios;

-- Recording studios;

-- Recreational vehicle rentals;

-- Revival meetings, tent, temporary;

-- Taxidermists;

-- Trailer rentals, box and utility;

-- Truck rentals, excluding trucks exceeding two tons capacity;

-- Wedding chapels.

c. ***Recreation and Amusements***.

-- Amusement rides and devices;

-- Athletic fields;

-- Carnivals;

-- Commercial recreation clubs;

-- Golf courses;

-- Swimming pools.

d. ***Accessory Uses***.

-- Auto body and fender repair, painting, and upholstering;

-- Storage of building materials, except during on-site construction;

-- Manufacturing.

7. **Zone C-M**.

a. ***Conditional Use Permit***. In addition to the requirements under subsection G.4 of this Section, in addition to the uses enumerated in Part 6 of Chapter 22.28 (C-M Zone), a Conditional Use Permit (Part 1 of Chapter 22.56) is required to establish, operate, and maintain the following:

i. Sales.

-- Automobile sales, sale of new and used motor vehicles;

-- Boat and other marine sales;

-- Mobilehome sales;

-- Recreational vehicle sales;

-- Trailer sales, box and utility.

ii. Services.

-- Car washes, automatic, coin-operated, and hand wash;

-- Revival meetings, tent, temporary;

-- Tire retreading or recapping.

iii. Accessory Uses.

-- Storage of building materials, except during on-site construction.

b. ***Floor Area Ratio***. The total gross floor area ratio of a lot shall not exceed 1.0 times the total net area of such lot.

8. **Zone M-1.**

a. Floor Area Ratio. The total gross floor area ratio of a lot shall not be greater than 1.0 times the total net area of such lot.

~~E~~H. Area Specific Development Standards

1. **Lake Avenue Mixed Use Center Area.**

a. ***~~Intent and~~ Purpose.*** The Lake Avenue Area ~~area-~~specific development standards are established to provide a means of implementing the Altadena Community Plan. The standards are necessary to ensure that the goals and policies of the Community Plan are accomplished in a manner which protects the health, safety, and welfare of the community, thereby strengthening the physical and economic character of the Lake Avenue commercial district of Altadena.

b. ***Description of Area.*** The boundaries of the Lake Avenue Mixed Use Center Area are shown on the map ~~following this section~~ Map

22.44.127-C:Lake Avenue Mixed Use Center Area at the end of this Section.

c. ~~***Lake Avenue***~~ ***Area-wide Specific Development Standards.***

i. Height Limits. The maximum height permitted in the area is ~~35~~48 feet.

ii. Floor Area Ratio. The total gross floor area ratio of a lot shall not exceed 2.7 times the total net area of such lot.

I. Modification of Development Standards

1. **Modification Procedure for Subsection F.3 (Significant Ridgeline Protection).** Any modification to the standards set forth in subsection F.3, shall require a Conditional Use Permit (Part 1 of Chapter 22.56). In approving such Conditional Use Permit application, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.56.090 (Application – Grant or denial – Findings and decision at public hearing):

a. Alternative sites within the project site have been considered and rejected due to the presence of documented hazards or the potential for greater damage to biota, as determined by a biologist; and

b. The overall development is designed to comply with the development standards provided in subsection F.2.c (Development Standards).

2. **Modification of Development Standards for Subsections G.1 (Zone R-1), Subsection G.2 (Zone R-2) and Subsection G.3 (Zone R-3).**

a. ***Applicability*.** The development standards set forth in subsection G.1, G.2 and G.3 may be modified through a Community Standards District Modification.

b. ***Application and Review Procedures***.

i. Application Materials. In addition to the information listed under Section 22.56.1680, the applicant shall submit:

(A) An applicant's statement setting forth that:

(1) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(2) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(3) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

(B) For a request to modify the fences, walls, hedges and landscaping standards under subsection G.1.c, the applicant shall submit the following additional information:

(1) A site plan depicting:

(a) Location and height of the modified fence, wall, hedge or landscaping,

(b) Location and width of driveway(s) on the subject property and adjacent property on the same side of the street, and

(c) Driveway zone(s) on the subject property;

(2) An elevation of the subject property and adjacent properties on the same side of the street, including the modified fence, wall, hedge or landscaping; and

(3) Supporting information such as a line of sight study, demonstrating line of sight for vehicular traffic, including such factors as topographical conditions, and curvature and posted speed of the road.

iii. Fee. As set forth on the Filing Fee Schedule, the applicant shall submit a filing fee equal to that required for:

(A) A Site Plan Review for Modification of Development Standards in a Community Standards District; or

(B) A Site Plan Review for Modification of Development Standards in a Community Standards District with Public Hearing where a request for public hearing is filed.

c. ***Development Standards – Fences and Hedges*.** Any modified fence, wall, hedges or landscaping shall:

i. Not exceed three and one-half feet in height within the driveway zone of a driveway that is nearly perpendicular to the public right-of-way;

ii. Maintain adequate line of sight for vehicular traffic, including such factors as topographical conditions, and curvature and posted speed of the road; and

iii. Not exceed three and one-half feet in height where located less than two and one-half feet from the property line or sidewalk, whichever is further from the right-of-way.

d. ***Requirements for Approval***. Where a request for public hearing has not been filed, the following shall be requirements for approval of a Community Standards District Modification:

i. ***Compliance with Development Standards***. Except where modified, the project shall demonstrate compliance with all other applicable development standards, including any additional development standards required under subsection I.2.c.

ii. ***Notice of Pending Application*.** Not less than 30 days prior to the date an action is taken, notice of the pending application and the applicant's statement shall be mailed to the Altadena Town Council and all owners of property located within a 300-foot radius of the exterior boundaries of the subject property. Said notice shall indicate that the Town Council or any such property owner may oppose the granting of such modification by filing with the Director a written protest described in subsection I.2.d.iii, below, within 14 days from the date of the notice.

iii. ***Written Protests*.** No more than two valid written protests shall be received. A written protest shall be considered valid when:

(A) A written protest was filed with the Director of Regional Planning within 14 days from the date of the notice;

(B) A written protest is submitted from those persons notified pursuant to Subsection I.2.d.ii, above. Those written protests submitted by different co-owners of the same lot shall be deemed one written protest. A tenant may submit a written protest on behalf of a property owner; however no more than one protest shall be counted for each lot. Those written protests submitted by different members of the Altadena Town Council on behalf of the Town Council shall also be deemed one written protest; and

(C) A written protest demonstrates how the application for a modification fails to substantiate the statements as described in subsection I.2.b.i.(A), above.

e. ***Notice of Determination*.** The Director shall send notice of determination to the applicant, the Town Council, and all of the property owners identified in Subsection I.2.d.ii, above. Where the application cannot be approved, said notice shall indicate that the applicant may file a request for public hearing. Such request for public

hearing shall be filed with the required fee within 14 days of the date of said notice; otherwise the application shall be denied.

f. ***Public Hearing*.** When a request for public hearing is filed by the applicant, the matter shall be scheduled for a public hearing before the Regional Planning Commission. All procedures related to the public hearing shall be the same as those for a Conditional Use Permit (Part 1 of Chapter 22.56), except as set forth in subsection I.2.h, below.

h. ***Regional Planning Commission Decision*.**

i. The Regional Planning Commission shall approve or deny the application pursuant to the following findings:

(A) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(B) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(C) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

ii. In approving an application, the Regional Planning Commission may direct changes to be made or condition the project in order to meet the required findings.

iii. The Commission's decision may not be subject to further administrative appeal.

3. **Modification of Development Standards for Subsection G.4 (All Commercial Zones), Subsection G.5 (C-2 Zone), Subsection G.6 (C-3 Zone), Subsection G.7 (C-M Zone), and Subsection H.**

a. ***Applicability*.** The development standards set forth in subsections G.4, G.5, G.6, G.7 and H may be modified through a Community Standards District Modification.

b. ***Application and Review Procedures***.

i. Application Materials. In addition to the information listed under Section 22.56.1680, the applicant shall submit:

(A) An applicant's statement setting forth that:

(1) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(2) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(3) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

ii. Fee. As set forth on the Filing Fee Schedule, the applicant shall submit a filing fee equal to that required for:

(A) A Site Plan Review for Modification of Development Standards in a Community Standards District; or

(B) A Site Plan Review for Modification of Development Standards in a Community Standards District with Public Hearing where a request for public hearing is filed.

c. ***Development Standards.***

(Reserved)

d. ***Requirements for Approval***. Where a request for public hearing has not been filed, the following shall be requirements for approval of a Community Standards District Modification:

i. ***Compliance with Development Standards***. Except where modified, the project shall demonstrate compliance with all other applicable development standards, including any additional development standards required under subsection I.3.c.

ii. ***Notice of Pending Application*.** Not less than 30 days prior to the date an action is taken, notice of the pending application and the applicant's statement shall be mailed to the Altadena Town Council and all owners of property located within a 300-foot radius of the exterior boundaries of the subject property. Said notice shall indicate that the Town Council or any such property owner may oppose the granting of such modification by filing with the Director a written protest described in subsection I.3.d.iii, below, within 14 days from the date of the notice.

iii. ***Written Protests*.** No more than five valid written protests shall be received. A written protest shall be considered valid when:

(A) A written protest was filed with the Director of Regional Planning within 14 days from the date of the notice;

(B) A written protest is submitted from those persons notified pursuant to Subsection I.3.d.ii, above. Those written protests submitted by different co-owners of the same lot shall be deemed one written protest. A tenant may submit a written protest on behalf of a property owner; however no more than one protest shall be counted for each lot. Those written protests submitted by different members of the Altadena Town Council on behalf of the Town Council shall also be deemed one written protest; and

(C) A written protest demonstrates how the application for a modification fails to substantiate the statements as described in subsection I.2.b.i.(A), above.

e. ***Notice of Determination*.** The Director shall send notice of determination to the applicant, the Town Council, and all of the property owners identified in Subsection I.3.d.ii, above. Where the application cannot be approved, said notice shall indicate that the applicant may file a request for public hearing. Such request for public hearing shall be filed with the required fee within 14 days of the date of said notice; otherwise the application shall be denied.

f***. Public Hearing*.** When a request for public hearing is filed by the applicant, the matter shall be scheduled for a public hearing before the Regional Planning Commission. All procedures related to the public hearing shall be the same as those for a Conditional Use Permit (Part 1 of Chapter 22.56), except as set forth in subsection I.3.h, below.

h. ***Regional Planning Commission Decision*.**

i. The Regional Planning Commission shall approve or deny the application pursuant to the following findings:

(A) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(B) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(C) That the requested modification will not be materially detrimental to properties or improvements in the area or

contrary to the purpose of this CSD or the Altadena Community Plan.

ii. In approving an application, the Regional Planning Commission may direct changes to be made or condition the project in order to meet the required findings.

iii. The Commission's decision may not be subject to further administrative appeal.

~~*ii. Signs.* The sign regulations prescribed herein shall not affect existing signs which were established legally according to this Title 22. New signs or proposed changes to existing signs, including size, shape, colors, lettering and location shall conform to the following provisions, specified herein.~~

~~(A) Wall Signs.~~

~~(1) Shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of nine inches;~~

~~(2) Each business in a building shall be permitted a maximum of one wall-mounted sign. Businesses with more than one street frontage may have one sign per frontage. Each business in a building having more than 40 feet of primary street frontage shall be permitted one additional wall sign for each additional 30 feet of frontage.~~

~~(B) Freestanding Signs.~~

~~(1) Signs having a solid base which rests directly on the ground may be permitted on any lot for each street frontage having a continuous distance of 100 feet or more.~~

~~(2) Said signs shall not exceed five feet in height measured vertically from ground level at the base of the sign or 40 square feet in area per sign face.~~

~~(3) Said signs shall not be located in nor extend above any public right-of-way or public sidewalk area.~~

~~(C) Awning Signs.~~

~~(1) The maximum area of awning signs, which are allowed in addition to wall signage, shall not exceed 20 percent of the exterior surface of each awning for the ground floor and 10 percent for the second floor level. Maximum letter height shall not exceed 10 inches.~~

~~(2) Awning signs are not permitted above the second floor.~~

(D) Prohibited signs are:

(1) Roof signs; and

(2) Outdoor advertising signs (billboards).

(E) Sign Size.

(1) In Zones C-2 and C-3, the total sign area permitted shall correspond to building frontage. A business tenant is allowed one square foot of sign area for every linear foot of building frontage on a street having a right-of-way of at least 80 feet in width. On a street having a right-of-way of less than 80 feet in width, a business tenant is allowed 0.5 square foot of sign area for every linear foot of frontage. Width of signs shall be limited to a maximum fifty percent of the building frontage.

(2) Maximum height of letters shall be restricted to 18 inches.

(F) Sign design shall be subject to review and approval by the planning director to insure that:

(1) Sign colors shall coordinate with the building color scheme and storefront and be limited to any three colors.

(2) In multitenant buildings, signage colors used by individual shops shall be complementary with each other.

(3) Lettering styles shall be complementary to each storefront in a single building.

(4) In multitenant buildings, the height and placement of signs shall be similar for each business or storefront.

(5) Multicolored logos may be used if the logo represents 25 percent or less of the total sign area.

iii. *Design Standards.*

(A) Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standard.

(B) Materials, Colors and Equipment.

(1) Any building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades.

(2) Light earth tones and muted pastel colors are required as the primary or base building color while contrasting, more colorful paints may be used as trim colors for cornices, graphics, and window and door frames.

(C) Awnings. Awnings shall be architecturally compatible with the related buildings, regarding color and style.

(D) Mechanical Equipment.

(1) Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.

(2) Storefront air-conditioning units shall be neutral in appearance and not project outward from the facade. The housing color must be compatible with the colors of the storefront.

(3) Mechanical equipment located on roofs shall be screened by parapet walls or architectural features so that the equipment will not be visible from normal public view at a maximum of 300 feet away.

(E) Security.

(1) Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted.

(2) All security bars or grilles shall be installed on the inside of the building.

(3) Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited.

(4) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours) or grilles which can be concealed in the architectural elements of the building.

d. ***Lake Avenue Area Zone-Specific Development Standards.*** Proposed improvements, renovations and changes pertaining to the following development standards shall comply with the provisions of the applicable development standard. The provisions of subsections E1diii through E1dviii apply in all commercial zones.

i. Zone C-2 (Neighborhood Business Zone).

(A) In addition to the uses enumerated in Section 22.28.160, a conditional use permit is required to establish, operate, and maintain the following:

(1) Sales.

— Multiple-Tenant Commercial. When more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls;

(2) Services.

— Automobile service stations, including incidental repair, washing and rental of utility trailers,

— Electric distributing substations,

— Microwave stations.

ii. Zone C-3 (Unlimited Commercial Zone).

(A) In addition to the uses enumerated in Section 22.28.210, a conditional use permit is required to establish, operate, and maintain the following:

(1) Sales.

— Mobilehome sales,

— Pawnshop,

— Trailer sales, box and utility;

(2) Services.

— Automobile battery services, provided all repair activities are conducted within an enclosed building only,

— Automobile brake-repair shops, provided all repair activities are conducted within an enclosed building only,

— Automobile muffler shops, provided all repair activities are conducted within an enclosed building only,

— Automobile radiator shops, provided all repair activities are conducted within an enclosed building only,

— Automobile repair garages within an enclosed building only, and excluding body and fender work, painting and upholstering,

— Automobile service stations,

— Bakery goods distributors,

- ~~Carwashes, automatic, coin-operated, and hand wash,~~
- ~~Electric distribution substations, including microwave facilities,~~
- ~~Microwave stations,~~
- ~~Motion picture studios,~~
- ~~Parcel delivery terminals,~~
- ~~Radio and television broadcasting studios,~~
- ~~Recording studios.~~

~~*iii. Floor Area.* The total gross floor area in all buildings on any one lot shall not exceed 2.7 times the total net area of such parcel of land.~~

~~*iv. Buffers.* Whenever a parking lot or a commercial structure is developed adjacent to a residential zone or residential use, a five-foot landscaped buffer shall be provided and a 45-degree daylight plane shall be incorporated.~~

~~*v. Parking Areas.* With the exception of fully subterranean structures, all parking shall be provided in the rear of the commercial structure, and completely screened from view from Lake Avenue. Screening materials may include walls and/or landscaping.~~

~~*vi. Landscape Plan.* New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/irrigation plan as part of the director's review process. Said plan shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area.~~

~~*vii. Trash Enclosure*. The required trash bin shall be enclosed by a minimum five-foot to a maximum six-foot high decorative wall and must have solid doors.~~

~~*viii. Pedestrian Character.*~~

~~(A) To encourage the continuity of retail sales and services, at least 50 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.~~

~~(B) Clear or lightly tinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective~~

~~glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum 20 percent of the building facade.~~

~~(C) Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.~~

~~(D) Not more than 20 feet of the commercial frontage shall be devoted to parking access, and no customer drive-through facilities shall be permitted.~~

~~(E) A minimum of 50 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.~~

~~(F) Roof Design. New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.~~

~~(G) Paving Material. Pedestrian circulation areas and driveway entrances within the boundaries of the private property shall be developed with paving materials such as brick or paver tile.~~

~~(H) Wall Finish. In order to preserve and enhance a Mediterranean environment on Lake Avenue, building walls shall be constructed primarily of stucco, brick, or other materials as approved by the director.~~

~~(I) Architectural Elements. Buildings must incorporate at least five of the following architectural elements and desirable uses:~~

~~— Arcading,~~

~~— Arches,~~

~~— Awnings,~~

~~— Balconies,~~

~~— Bay windows,~~

~~— Colonnades,~~

~~— Courtyards,~~

~~— Decorative exterior stairs,~~

~~— Decorative iron fences,~~

~~— Decorative iron grilles,~~

— Outdoor dining,

— Plazas,

— Recessed upper floor loggias or pergolas,

— Tile or masonry fountains.

e. ***Historical Preservation.*** The design standards and zone-specific development standards listed above do not apply to the following structures which may be of historic or architectural significance. Any expansion, addition, alteration or demolition of these buildings must be reviewed by the county of Los Angeles historical landmarks and records commission and the Altadena Heritage prior to issuance of the planning director's review.

i. 1849-1879 Lake Avenue: Saint Elizabeth's Catholic Church. Map Book 5848, page 1, Parcels 8, 10, 11 and 15. Map 1 Altadena, all of Lot 30;

ii. 2184 Lake Avenue: Eliot School. Map 5845, page 9, Lots 1—14 of Lake Avenue Heights, and Lot 900, a portion of Grogan Tract;

iii. 2245 Lake Avenue: Pacific Electric Railway Substation No. 8. Map Book 5845, page 21, Parcel 35. Map 1 Altadena, portions of Lot 8 and Lot 9;

iv. 2366 Lake Avenue: Altadena Library. Map Book 5845, page 5, Parcel 32. Tract No. 7832, Lots 66, 67, 68 and 69

v. 2455 Lake Avenue, 835—875 Mariposa Street and 2520 and 2526 El Molino Avenue: Woodbury Building. Map Book 5845, page 17, Parcels 10 and 14. Map 1 Altadena, portions of Lots 3 and 4.

f. Minor Variations. Under exceptional circumstances, the planning director may permit minor variations from the standards specified in subsections E1ciii(B) through E1ciii(D) and E1dviii(A) through E1dviii(I) of this section. Such variations are subject to the finding of the planning director that:

i. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the community plan; and

ii. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the Altadena area; and

iii. Permitting a variation will not be materially detrimental to property or improvements in the area; and

iv. That no more than two unrelated property owners have expressed any opposition to the minor variation; and

v. Permitting a variation will be consistent with the goals of the community plan.

vi. The procedure for filing a minor variation will be the same as that for the planning director's review, except that the applicant shall also submit:

(A) A list, certified to be correct by affidavit or by a statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land to be occupied by the use;

(B) Two sets of mailing labels for the above stated owners within a distance of 500 feet of the parcel of land to be occupied by the use;

(C) A map drawn to a scale specified by the director indicating where all such ownerships are located;

(D) A filing fee equal to that required for site plan review for commercial/industrial projects over 20,000 square feet in size.

vii. Not less than twenty days prior to the date an action is taken, the director shall send notice to the owners of record within a distance of 500 feet of the subject property using the mailing labels supplied by the applicant. Any interested person dissatisfied with the action of the planning director may file an appeal from such action. Such appeal shall be filed with the hearing officer within 10 days following notification.

2. **West Altadena Area.**

1. ***Intent and Purpose.*** The West Altadena Area is established to provide a means of assisting in the implementation of the redevelopment plan for the West Altadena Community Redevelopment Project as adopted by the board of supervisors on August 12, 1986. The redevelopment plan contains a redevelopment plan map which delineates the permitted land uses in the area. The requirements of the West Altadena area-specific development standards are necessary to ensure that the goals and policies of the redevelopment plan are accomplished in a manner which protects the health, safety

and welfare of the community, especially the surrounding residential neighborhood. This subsection is consistent with the Altadena Community Plan and is also adopted pursuant to Section 700 of the West Altadena Community Redevelopment Plan.

b. ***Description of Area.*** The West Altadena Area is coterminous with the boundaries of the West Altadena Community Redevelopment Plan. The area extends as follows from the intersection of Woodbury Road and Lincoln Avenue:

Northerly on Lincoln Avenue 1,700 feet;

Southerly on Lincoln Avenue 400 feet;

Westerly on Woodbury Road 3,000 feet; and

Easterly on Woodbury Road 400 feet.

The map of the District follows this section. Except as otherwise specifically provided for in this subsection E2, the provisions of this Title 22 shall apply.

c. ***West Altadena Area Specific Development Standards.***

i. *Yards.* For properties in Zones C-3 and C-M, as modified hereinafter:

(A) Front yards shall be established along all property lines abutting highways as shown on the County Highway Plan.

(B) Parcels abutting two highways shall have front yards along both highways.

(C) The front yard shall be at least 10 feet in depth.

For properties in residential Zones, yards shall be provided in accordance with this Title 22.

ii. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52.

iii. *Signs.*

(A) Except as modified in this section, all signs shall conform to Part 10 of Chapter 22.52, including the enforcement provisions.

(B) The sign regulations prescribed in this section shall not affect existing signs which were established according to this title .

(C) All signs in a state of disrepair shall be repaired so as to be consistent with the standards of this section, or removed within 30 days from receipt of notification that a state of disrepair exists.

~~(D) Wall Signs.~~

~~(1) Shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches;~~

~~(2) May not extend above the roofline and may only extend sideways to the extent of the building face or the highest soffit line of the building;~~

~~(3) Each business in a building shall be permitted a maximum of one wall-mounted sign (or two signs if the business is on a corner).~~

~~(E) Window Signs.~~

~~(1) Shall be displayed only on the interior of windows or door windows;~~

~~(2) Maximum area shall not exceed 25 percent per glass area (total window or door area visible from the exterior of the building).~~

~~(F) Freestanding Signs (Not Attached to Building).~~

~~(1) Shall be permitted on any lot or parcel of land for each street frontage having a continuous distance of 100 feet or more. The sign shall be located on the same parcel of land as the business it is advertising;~~

~~(2) Shall not exceed 20 feet in height, except as may be expressly approved as a minor variation in Section 22.44.127 E2cv;~~

~~(3) Shall not exceed 80 square feet in area per sign face;~~

~~(4) Shall not be located in nor extend above any public right-of-way or public sidewalk area;~~

~~(5) Pole signs shall not be allowed;~~

~~(6) Monument signs, not mounted on poles, are allowed subject to the regulations set out in this paragraph (F).~~

~~(G) Awning Signs.~~

~~(1) Awning signs are those which are painted, sewn or stained onto the exterior surface of an awning or canopy.~~

~~(2) The maximum area of awning signs, which are allowed in addition to wall signage, shall not exceed 30 percent of the~~

exterior surface of each awning for the ground floor and 20 percent for the second floor level.

(H) Building Tenant Information/Identification Signs.

(1) Multitenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance.

(2) Each tenant is allowed a maximum of two square feet of signage per directory, in addition to wall signage.

(3) New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each.

(4) All existing built-in signs (permanent, maintenance-free signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Marquees and canopies shall not be considered to be built-in signs.

(5) Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building in good repair are exempt from these sign provisions.

(I) Prohibited signs are as follows:

(1) Flashing, animated, or audible signs;

(2) Signs which rotate, move, or simulate motion;

(3) Signs which extend from the building face more than 12 inches;

(4) Signs with exposed bracing, guy wires, conduits, or similar devices;

(5) Roof signs (any sign erected and maintained upon or over the roof of any building);

(6) Outdoor advertising signs (billboards);

(7) Painted signs on the building surface;

(8) Banner signs of cloth or fabric;

(9) Portable signs;

(10)Pole signs;

(11) Any strings of pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons, and similar attention-getting devices, including noise-emitting devices, with the exception of the following:

(a) National, state, local governmental, institutional, or corporate flags, properly displayed,

(b) Holiday decorations, in season, used for an aggregate period of 60 days in any one calendar year.

(J) Size.

(1) In Zones C-3 and C-M, total allowable signage area shall correspond to building frontage. A business tenant is allowed 2.0 square feet of signage area for every linear foot of frontage on a street having right-of-way of at least 80 feet in width.

(2) Maximum height of letters shall be restricted to 18 inches. Maximum height of letters on canvas awnings shall be limited to 10 inches. Greater letter sizes shall require the written approval of the executive director of the community development commission and the department of regional planning.

(K) Such design shall be subject to review and approval by the executive director of the community development commission and the department of regional planning.

(1) Signage colors shall compliment building colors and materials and be limited to three colors.

(2) In multitenant buildings, signage colors used by individual shops shall be complementary with each other.

(3) Lettering styles shall be complementary for each storefront in a single building.

(4) In multitenant buildings, the height and placement of signs shall be consistent for each business or storefront.

iv. *Design Standards.*

(A) All new improvements or improvements to existing structures made in one year which exceed 25 percent of the current market value or assessed valuation of the building or structure are subject to design review by the executive director of the community development commission and the department of regional planning.

(B) Uses, buildings and/or structures shall be designed so as to be in harmony with nearby properties with special attention being given to the protection of residential properties planned for residential uses. When structures for nonresidential uses are located adjacent to residentially zoned lots, such structures shall be designed so as to minimize their impact on residentially zoned lots with respect to location on the site, height, architecture, and general amenities. Nonresidential uses shall be subject to review by the director of regional planning.

(C) Materials, Colors and Equipment.

(1) Consideration shall be given to the adjacent structures so that the use of mixed materials is harmonious.

(2) Light earth tones and muted pastel colors are recommended as the primary or base building color while darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.

(3) Awnings.

(a) Shall be the same color and style for each opening on a single storefront or business;

(b) Shall be complementary in color and style for each storefront in a building;

(c) Shall be designed to coordinate with the architectural divisions of the building including individual windows and bays;

(d) Shall comply with the building code and fire department requirements;

(e) In a state of disrepair shall be repaired or removed within 30 days from receipt of notification that a state of disrepair exists.

(4) Mechanical Equipment.

(a) Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.

(b) If air-conditioning units must be located in the storefront, an attempt shall be made to install a window unit which is neutral in appearance and does not project outward from the facade. The housing color shall be compatible

with the colors of the storefront. If possible, the air conditioning unit shall be screened or enclosed by using an awning or landscaping.

(c) Mechanical equipment located on roofs shall be screened by parapet walls or other material so that the equipment will not be visible from any point within 300 feet.

(5) Security.

(a) Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted.

(b) All security bars or grilles shall be installed on the inside of the building, except for roll-up shutters or grilles.

(c) Horizontally folding accordion grilles installed in front of a storefront are prohibited.

(d) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours) or roll-up shutters or grilles which can be concealed in the architectural elements of the building.

v. Minor Variations. Under exceptional circumstances, the department of regional planning may permit minor variation from the standards specified in this section. In order to permit such variations, the applicant must demonstrate through the director's review procedure that:

(A) The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the redevelopment plan; and

(B) There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the West Altadena area; and

(C) Permitting a variation will not be materially detrimental to property or improvements in the area; and

(D) Permitting a variation will not be contrary to the goals of the redevelopment plan.

vi. Director's Review.

(A) Director's Review as described in Part 12 of Chapter 22.56 of this code is required to establish, operate, or maintain any use, except that no director's review is required for a change in ownership or occupancy. Also exempt from director's review are construction, maintenance, and repairs conducted entirely within any 12-month period which does not exceed 25 percent of the current market value or assessed valuation of the building or structure.

(B) An application for director's review shall not be submitted to the department of regional planning until the proposed use has been submitted to and reported upon by the executive director of the community development commission as to conformity with the West Altadena Community Redevelopment Plan.

vii. Conditional Use Permits.

(A) Conditional Use Permits shall be required for those uses listed as subject to permit as specified in this title, as well as those uses listed in this section.

(B) In addition to the findings for approval of conditional use permits required by Section 22.56.090, the regional planning commission shall find that:

(1) The proposed use has been submitted to and reported upon by the community development commission as to conformity with the West Altadena Community Redevelopment Plan; and

(2) The proposed use is consistent with the West Altadena Community Redevelopment Plan.

viii. Nonconforming Uses, Buildings, and Structures.

(A) Uses, buildings and structures which are not in conformance with the redevelopment plan may be continued subject to the conditions contained in Part 10 of Chapter 22.56.

(B) For nonconforming uses, buildings, or structures, an application may be filed with the department of regional planning requesting:

(1) Extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site as specified in subsection B of Section 22.56.1540 or subsection A of Section 22.64.050; or

(2) Substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure is vacant despite efforts to ensure continuation of a nonconforming use and is so constructed that it may not reasonably be converted to or used for a use permitted in the zone in which it is located.

(C) In addition to the findings for an application for a nonconforming use, building, or structure review required by Section 22.56.1550, the regional planning commission shall find that:

(1) The proposed use, building, or structure has been submitted to and reported upon by the community development commission as to conformity with the West Altadena Community Redevelopment Plan; and

(2) The proposed use, building, or structure will not constitute a substantial conflict with implementation of the West Altadena Community Redevelopment Plan.

d. West Altadena Area Zone Specific Development Standards.

i. *Modified Zone C-3 (Unlimited Commercial).*

(A) Permitted Uses. All uses described in Zone C-3 are allowed, except that the following uses require a conditional use permit:

(1) Sales.

— Auction houses,

— Automobile sales, new or used,

— Boat and other marine sales,

— Ice sales,

— Mobile home sales,

— Model home display centers and sales offices,

— Recreational vehicle sales,

— Secondhand stores,

— Stamp redemption centers,

— Trailer sales, box and utility;

(2) Services.

— Air pollution sampling stations,

— Auto battery service,

- ~~Auto brake repair shops,~~
- ~~Auto muffler shops,~~
- ~~Auto radiator shops,~~
- ~~Boat rentals,~~
- ~~Comfort stations,~~
- ~~Dog training schools,~~
- ~~Furniture transfer and storage,~~
- ~~Gas metering and control stations, public utility,~~
- ~~Homes for children, foster family,~~
- ~~Laboratories, research and testing,~~
- ~~Lodge halls,~~
- ~~Microwave stations,~~
- ~~Mortuaries,~~
- ~~Motion picture studios,~~
- ~~Motorcycle, motorscooter, and trail bike rentals,~~
- ~~Recreational vehicle rentals,~~
- ~~Revival meetings, tent, temporary,~~
- ~~Signs, outdoor advertising,~~
- ~~Taxidermists,~~
- ~~Trailer rentals, box and utility,~~
- ~~Truck rentals, excluding trucks exceeding two tons capacity,~~
- ~~Wedding chapels;~~

(3) ~~Recreation and Amusements.~~

- ~~Amusement rides and devices,~~
- ~~Athletic fields,~~
- ~~Carnivals,~~
- ~~Golf courses,~~
- ~~Commercial recreation clubs,~~
- ~~Swimming pools;~~

(4) ~~Agricultural Uses.~~

— Crops: field, tree, bush, berry, row;

(5) Accessory Uses.

— Storage of building materials, except during on-site construction,

— Auto body and fender repair, painting, and upholstering,

— Manufacturing.

(B) Development Standards. Premises in Modified Zone C-3 shall be subject to the following development standards:

(1) That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers, and/or trees, and suitable hardscape materials, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area;

(2) Every building in Modified Zone C-3 shall have a height of not to exceed two stories or 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent. Any structures on the roof, such as air-conditioning units, antennas, and other equipment shall be fully screened from view from any nearby residential properties, where deemed appropriate and consistent with prudent engineering practices;

(3) The total floor area in all the buildings on any one parcel of land shall not exceed 1.8 times the total lot area of such parcel of land;

(4) That there be parking facilities as required by Part 11 of Chapter 22.52;

(5) Outside Display. Except for the following uses, all display in Modified Zone C-3 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:

— Parking lots,

— Business signs on the premises;

(6) Outside Storage. Outside storage is permitted only on the rear of a lot or parcel of land in Modified Zone C-3, provided

such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot or parcel of land, and further provided that no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the director of planning may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately comply with the provisions of this section. All such requests for substitution shall be subject to Part 12 of Chapter 22.56, on director's review.

ii. Modified Zone C-M (Commercial Manufacturing).

(A) Permitted Uses. All uses described in Zone C-M are allowed, except that the following uses require a conditional use permit:

(1) Sales.

— Automobile sales, sale of new and used motor vehicles,

— Boat and other marine sales,

— Mobilehome sales,

— Recreational vehicle sales,

— Trailer sales, box and utility;

(2) Services.

— Car washes, automatic, coin-operated, and hand wash,

— Revival meetings, tent, temporary,

— Signs, outdoor advertising,

— Tire retreading or recapping;

(3) Agricultural Uses.

— Crops: field, tree, bush, berry, row;

(4) Accessory Uses.

— Storage of building materials, except during on-site construction.

(B) Development Standards. Premises in Modified Zone C-M shall be subject to the following development standards:

(1) Every building in Modified Zone C-M shall have a height of not to exceed two stories or 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent. Any structures on the roof, such as air conditioning units, antennas, and other equipment shall be fully screened from view from any nearby residential properties, where deemed appropriate and consistent with prudent engineering practices.

(2) The total floor area in all the buildings on any one parcel of land shall not exceed one times the total lot area of such parcel of land. Area covered by buildings shall not exceed 60 percent of the total lot area.

(3) Any property used for the outside storage or display of raw materials, equipment, or finished products shall comply with the requirements of Part 7 of Chapter 22.52.

(4) Signs shall comply with the requirements of Part 10 of Chapter 22.52.

(5) Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.

e. **Area Specific Standards.**

i. Area 1 (Modified Zone C-3).

(A) Area Description. Area 1 is bounded generally on the north by Figueroa Drive, on the east by the redevelopment project area boundary, on the south by Woodbury Road, and on the west by the redevelopment project area boundary.

(B) Development Standards.

(1) A 10-foot front yard shall be provided along Lincoln Avenue, Woodbury Road, Figueroa Drive, and all other public streets in Area 1.

(2) The required yards will be landscaped and neatly maintained. Landscape and irrigation plans must be submitted to the executive director of the community development commission and the director of regional planning for review and approval.

(3) Buildings located in Area 1 within 50 feet of the redevelopment project area boundaries shall be designed to

be compatible with the residential uses which adjoin the boundaries. All permitted residential buildings shall be designed in character with the surrounding residential uses. Architectural renderings shall be submitted and approved by the executive director of the community development commission and the director of regional planning.

ii. Area 2 (Modified Zone C-M).

(A) Area Description. Area 2 is bounded generally on the north by the redevelopment project area boundary, on the east by Lincoln Avenue and Area 1, on the south by the redevelopment project area boundary, and on the west by the redevelopment project area boundary west of Windsor Avenue.

(B) Development Standards.

(1) A 10-foot continuously landscaped front yard shall be provided along Woodbury Road, Windsor Avenue, and on all other public streets in Area 2, and will be landscaped and neatly maintained. Landscape and irrigation plans shall be submitted to the executive director of the community development commission and the director of regional planning for review and approval.

(2) Buildings located in Area 2 within 100 feet of the redevelopment project area boundaries, shall be designed to be compatible with the residential uses which adjoin said boundaries. All permitted residential buildings shall be designed in character with surrounding residential uses. Architectural renderings shall be submitted to and approved by the executive director of the community development commission and the director of regional planning.

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APPENDIX I

CRITERIA FOR SIGNIFICANT RIDGELINES

The designation of the significant ridgelines within the Altadena Community Standards District is based on the following criteria:

- Topographic complexity. Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges are observable from any location on the valley floor, from a community, or from a public road. Geologic conditions in Altadena make this a common condition.
- Near/far contrast. Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley rim or a pass. Often, layers of ridges are visible into the distance, such as on or adjacent to Chaney Trail. This contrast can be experienced viewing an entire panorama or a portion of a panorama from an elevated point.
- Cultural landmarks. Ridges from views of well-known locations, structures, or other places which are considered points of interest in Altadena. These landmarks include the Owen Brown cabin and gravesite, Zorthian Ranch, Echo Mountain, Rubio and Millard Canyons, and the Nightingale Estate.
- Existing community boundaries and gateways. Ridges and surrounding terrain that provides the first view of predominantly natural, undeveloped land as a traveler emerges from the urban landscape. These lands introduce visitors to the visual experiences they will encounter in Altadena. Community boundaries and gateways include the Foothill Freeway (Interstate 210) and all of the surrounding ridges that provide a skyline and boundary to the entire San Gabriel Valley and a vast, integrated, visually coherent view space delineating the end of the Los Angeles urban area.

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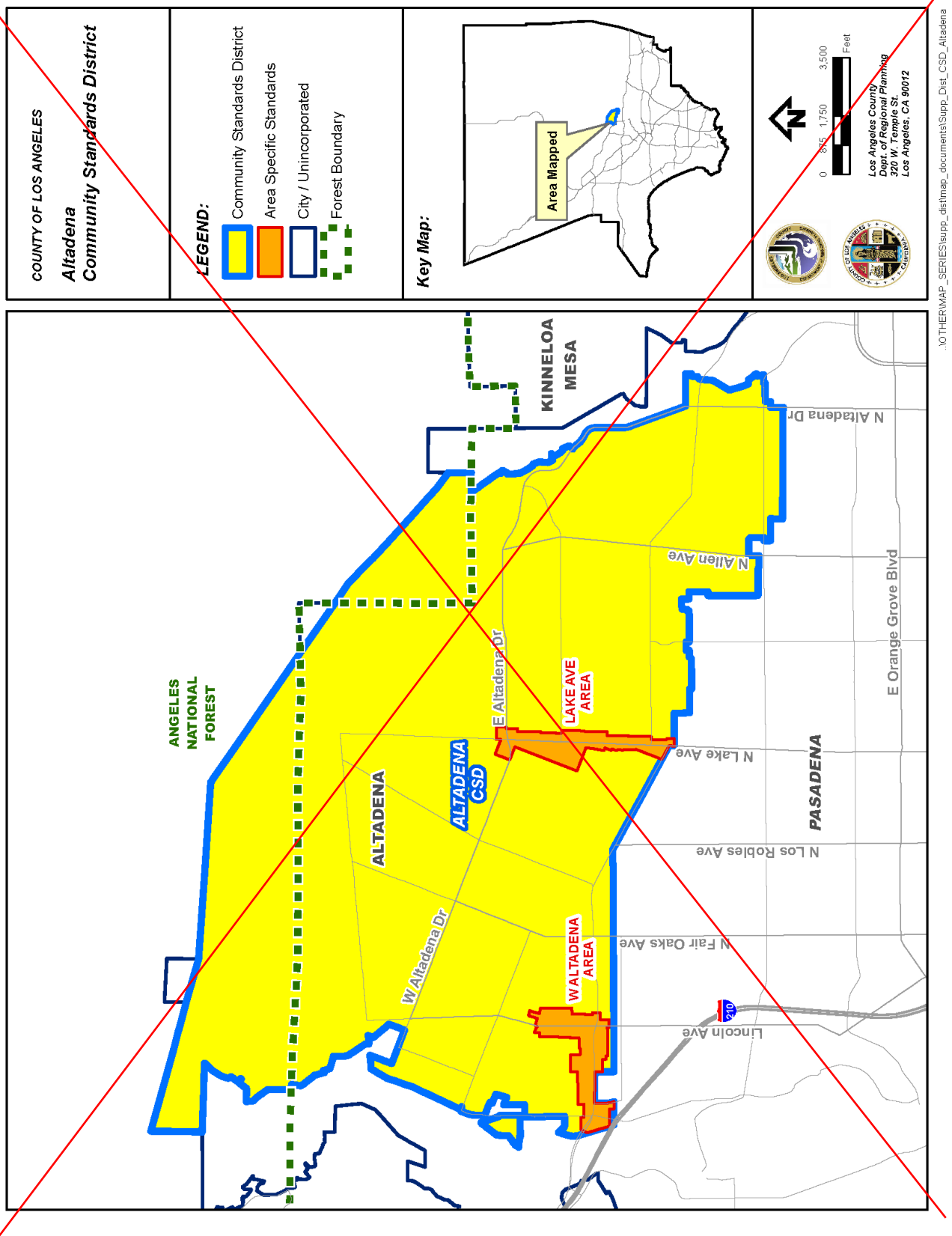
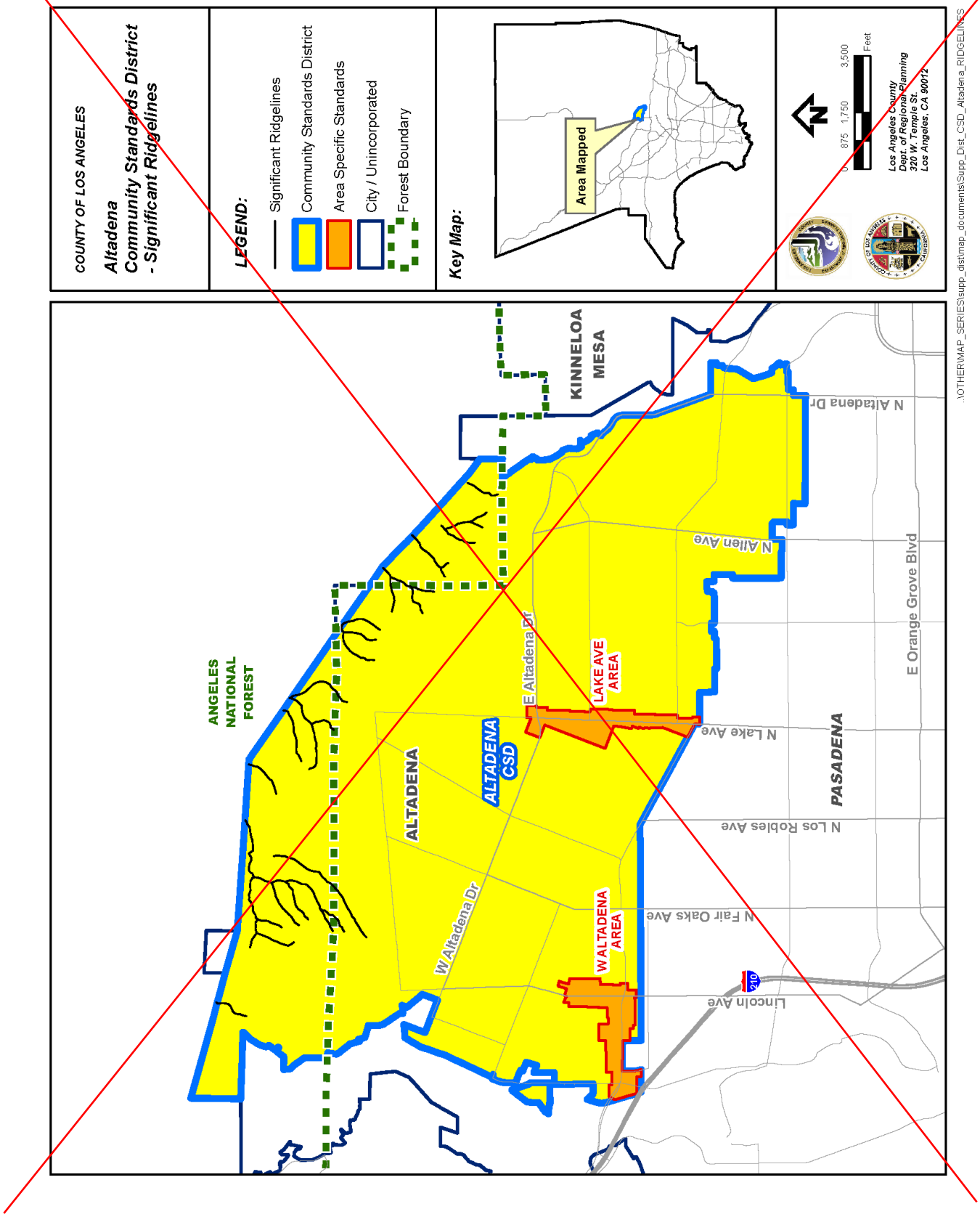
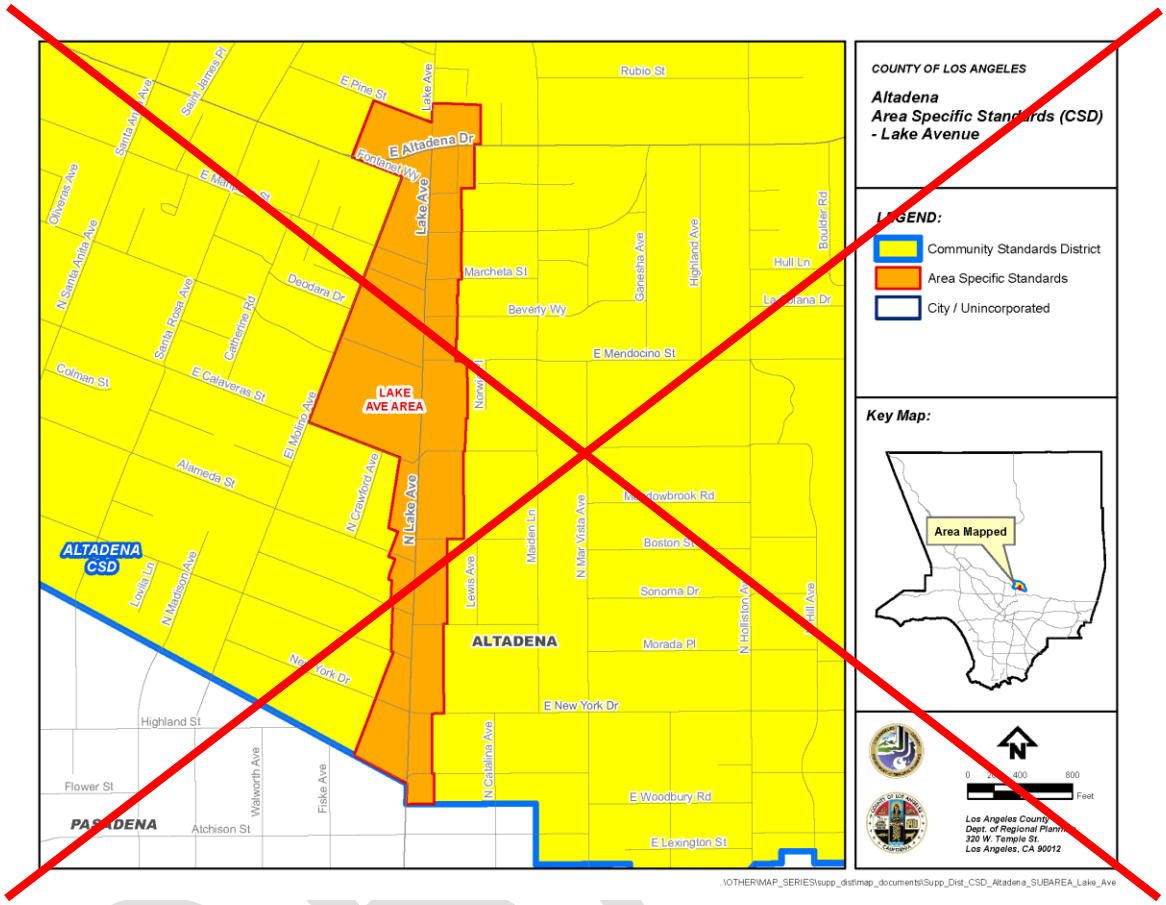
~~**FIGURE 22.44.127-A:ALTADENA CSD BOUNDARY**~~



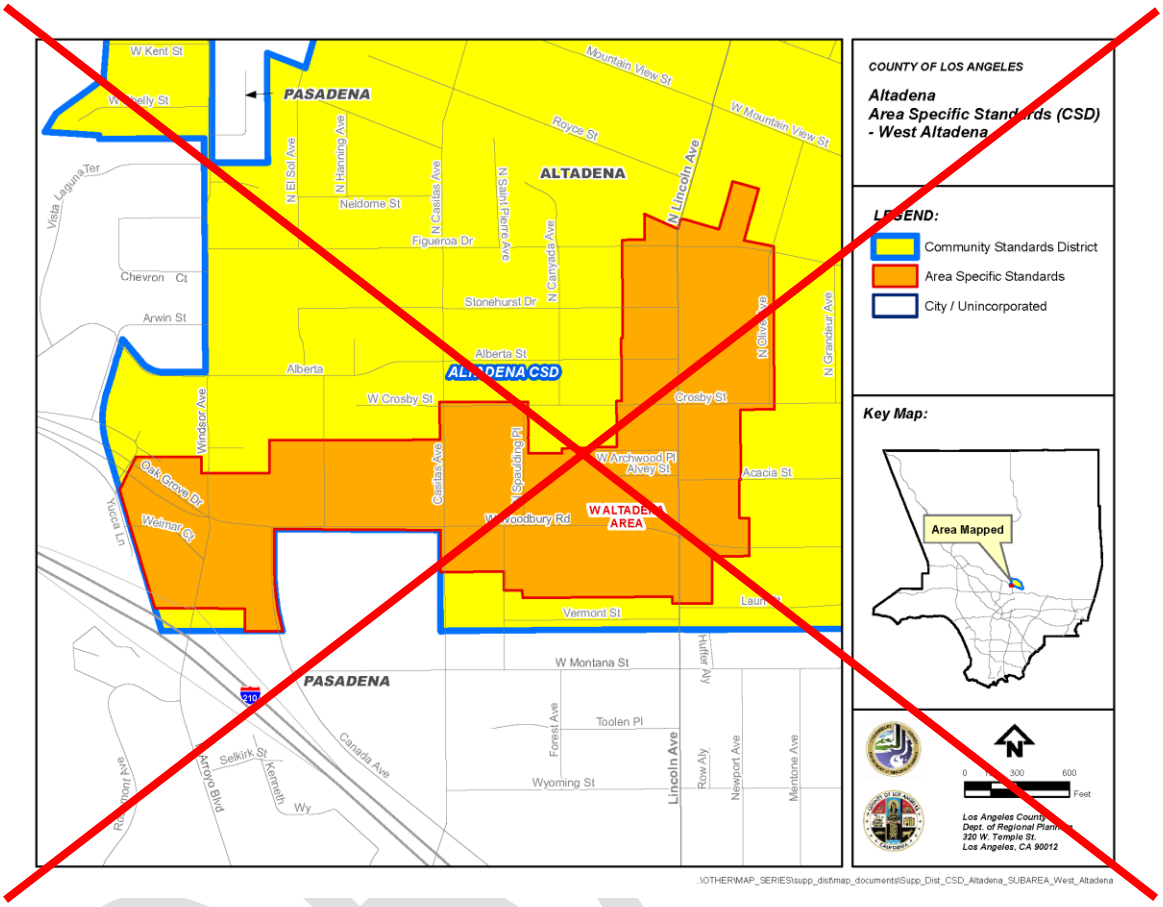
~~FIGURE 22.44.127-B:SIGNIFICANT RIDGELINES~~



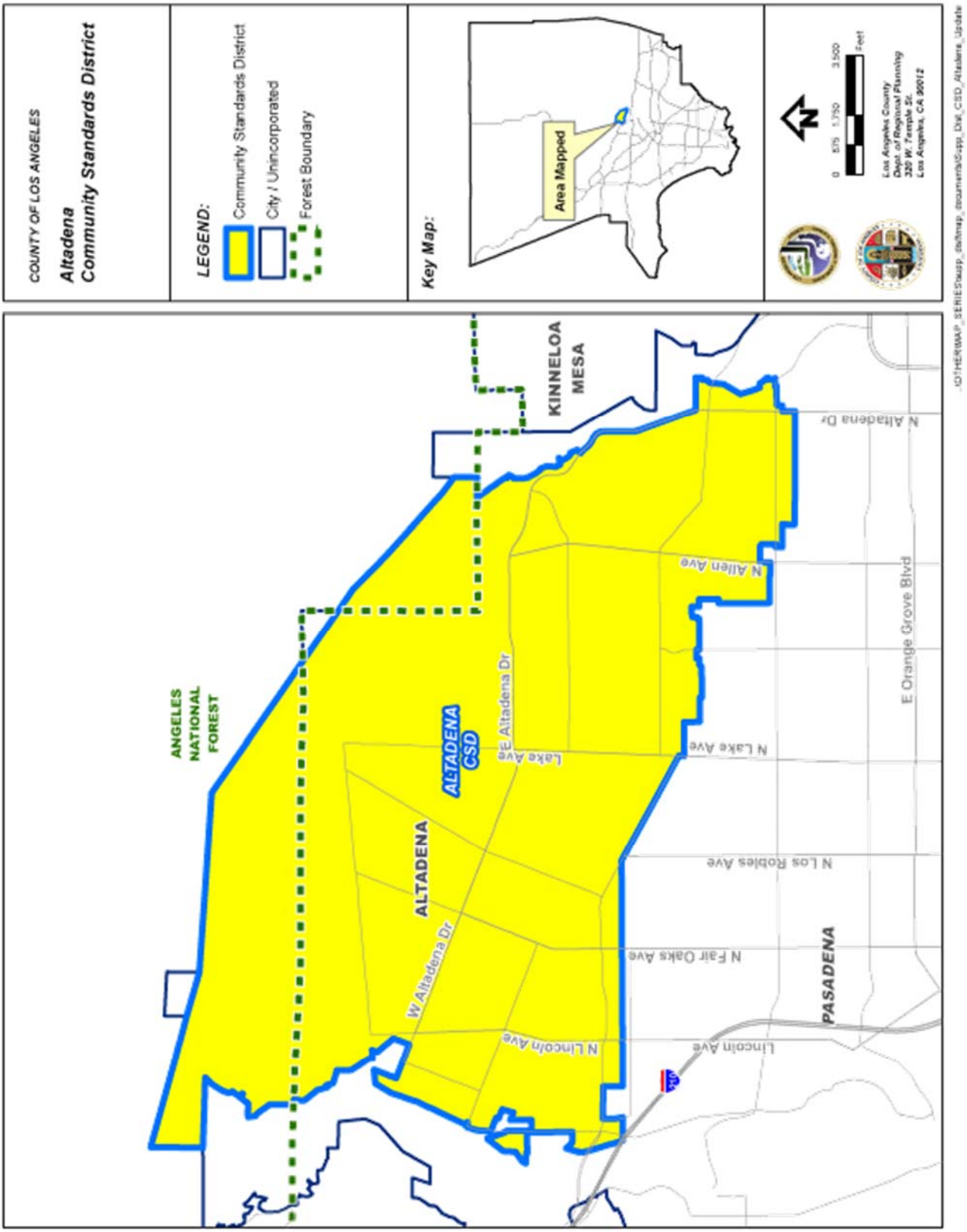
~~FIGURE 22.44.127-D: LAKE AVENUE MIXED USE CENTER AREA~~



DRAFT

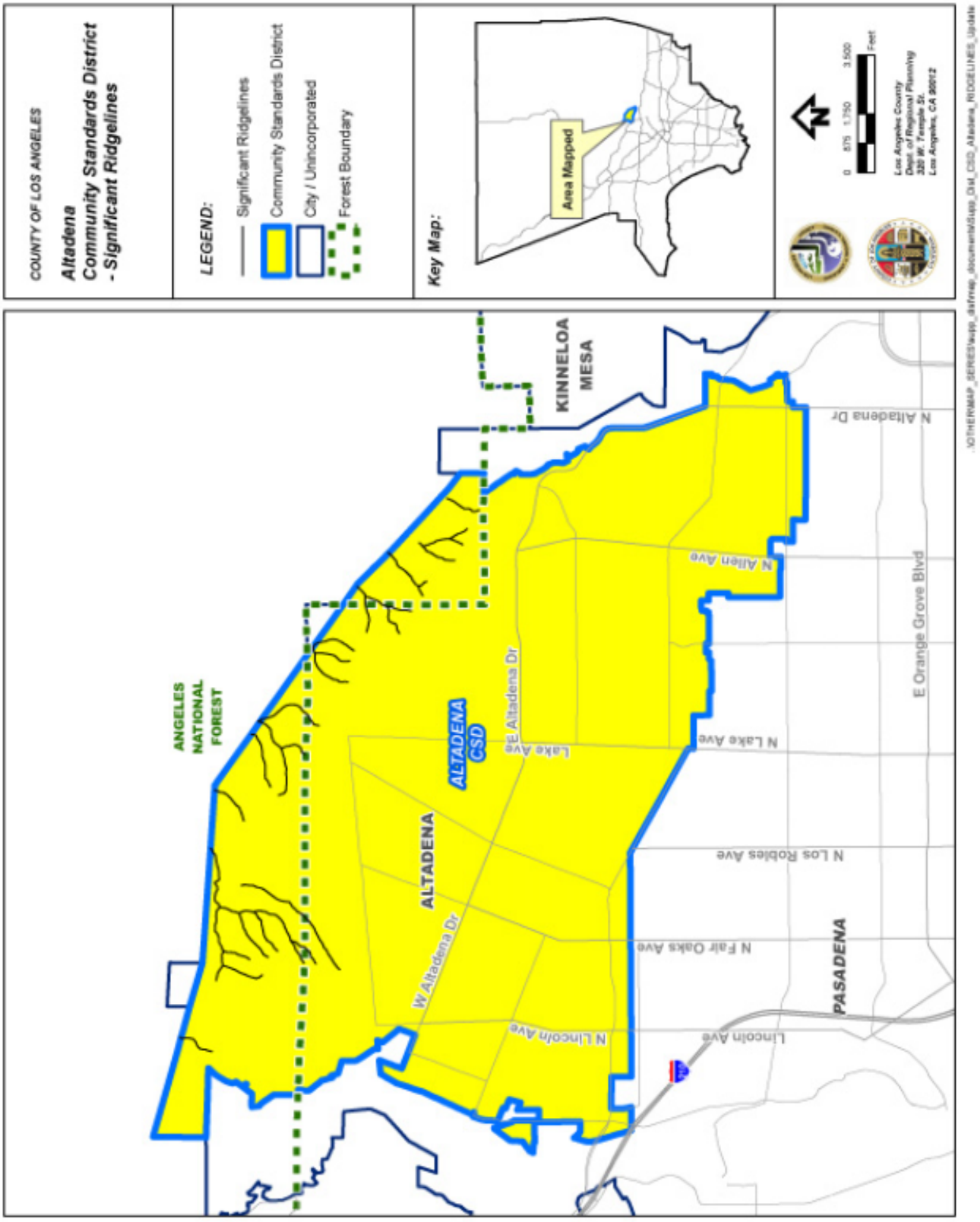

COUNTY OF LOS ANGELES
Altadena
Area Specific Standards (CSD)
- West Altadena
LEGEND:
Community Standards District
Area Specific Standards
City / Unincorporated
Key Map:
Area Mapped
PASADENA
ALTADENA
ALTADENA CSD
W ALTADENA AREA
W Kent St
Mountain View St
W Mountain View St
Royce St
N Lincoln Ave
N El Sol Ave
N Hanning Ave
N Casitas Ave
N Santa Anita Ave
N Canyada Ave
N Grandeur Ave
Neldome St
Figueroa Dr
Stonehurst Dr
Alberta St
Alberta
W Crosby St
Crosby St
Windsor Ave
Oak Grove Dr
Weimar Ct
Yucca Ln
Casitas Ave
W Archwood Pl
Alvey St
Acacia St
Woodbury Rd
Vermont St
W Montana St
Toolen Pl
Forest Ave
Wyoming St
Lincoln Ave
Row Aly
Newport Ave
Mentone Ave
Canada Ave
Arroyo Blvd
Selkirk St
Kenneth Wy
Vista Laguna Ter
Chevron Ct
Arwin St
0 300 600
Feet
Los Angeles County
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

MAP 22.44.127-A:ALTADENA CSD BOUNDARY



CSD DRAFT FOR CEQA ANALYSYS

MAP 22.44.127-B:SIGNIFICANT RIDGELINES



MAP 22.44.127-C: LAKE AVENUE MIXED USE CENTER AREA

