

## **ANALYSIS**

This ordinance amends Title 22 – Planning and Zoning of the Los Angeles County Code (County Code) to designate the Historic Highlands Historic District, located in the unincorporated community of Altadena, as a County Historic District, pursuant to Chapter 22.124 of the County Code.

DAWYN R. HARRISON  
County Counsel

By   
THOMAS R. PARKER  
Senior Deputy County Counsel  
Property Division

TRP:av

Requested: 07/27/25

Revised: 05/19/26

**ORDINANCE NO. 2026-0015**

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code (County Code) to designate the Historic Highlands Historic District, located in the unincorporated community of Altadena, as a County Historic District, pursuant to Chapter 22.124 of the County Code.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 22.82.040 is hereby amended to read as follows:

**22.82.040 Zoning Map Designation.**

...

| TABLE 22.82.040-A: HISTORIC DISTRICTS |                           |                       |                     |
|---------------------------------------|---------------------------|-----------------------|---------------------|
| District Number                       | District Name             | Ordinance of Adoption | Date of Adoption    |
| <u>5</u>                              | <u>Historic Highlands</u> |                       | <u>June 9, 2026</u> |

**SECTION 2.** Section 22.82.050 is hereby amended to read as follows:

**22.82.050 ~~District Maps~~Historic Highlands Historic District.**

~~(Reserved)~~

A. Effective Date. The effective date of the establishment of the Highlands Historic District (District) is July 9, 2026.

B. District Location and Map. The District is located in the unincorporated community of Altadena, and its boundaries are depicted on Figure 22.82.050.A: Historic Highlands Historic District Boundary at the end of this Section.

C. Contributing Properties. Contributing properties of the District are identified as follows:

| <b><u>Assessor's Identification Number</u></b> | <b><u>Address</u></b>       |
|------------------------------------------------|-----------------------------|
| 5849020006                                     | 1070 Atchison Street        |
| 5849020007                                     | 1080 Atchison Street        |
| 5849019015                                     | 1083 Atchison Street        |
| 5849020008                                     | 1090 Atchison Street        |
| 5849019014                                     | 1091 Atchison Street        |
| 5849019013                                     | 1101 Atchison Street        |
| 5849020009                                     | 1106 Atchison Street        |
| 5849020025                                     | 1120 Atchison Street        |
| 5849018018                                     | 1025 East Woodbury Road     |
| 5849019001                                     | 1026 East Woodbury Road     |
| 5849018017                                     | 1035 East Woodbury Road     |
| 5849019033                                     | 1040 East Woodbury Road     |
| 5849018015                                     | 1051 East Woodbury Road     |
| 5849018016                                     | 1051 East Woodbury Road     |
| 5849018019                                     | 1071 East Woodbury Road     |
| 5849019005                                     | 1072 East Woodbury Road     |
| 5849019006                                     | 1076 East Woodbury Road     |
| 5849019008                                     | 1090 East Woodbury Road     |
| 5849018012                                     | 1091 East Woodbury Road     |
| 5849019021                                     | 1100 East Woodbury Road     |
| 5849018007                                     | 1115 East Woodbury Road     |
| 5849018008                                     | 1115 East Woodbury Road     |
| 5849019031                                     | 1120 East Woodbury Road     |
| 5849019002                                     | 1790 North Catalina Avenue  |
| 5848037021                                     | 1865 North Catalina Avenue  |
| 5849014002                                     | 1720 North Mar Vista Avenue |
| 5849015019                                     | 1752 North Mar Vista Avenue |
| 5849019011                                     | 1779 North Mar Vista Avenue |
| 5849017020                                     | 1802 North Mar Vista Avenue |
| 5849017019                                     | 1824 North Mar Vista Avenue |
| 5849017023                                     | 1844 North Mar Vista Avenue |
| 5849016018                                     | 1854 North Mar Vista Avenue |
| 5849018006                                     | 1861 North Mar Vista Avenue |
| 5848037004                                     | 932 New York Drive          |
| 5848037005                                     | 932 New York Drive          |
| 5848037006                                     | 956 New York Drive          |

| <u>Assessor's Identification Number</u> | <u>Address</u>      |
|-----------------------------------------|---------------------|
| 5848037007                              | 970 New York Drive  |
| 5848037020                              | 1000 New York Drive |
| 5849018001                              | 1030 New York Drive |
| 5849018002                              | 1040 New York Drive |
| 5849018004                              | 1070 New York Drive |
| 5849018010                              | 1100 New York Drive |
| 5849016001                              | 1140 New York Drive |
| 5849016002                              | 1158 New York Drive |
| 5849016005                              | 1158 New York Drive |
| 5849016007                              | 1176 New York Drive |
| 5849016009                              | 1186 New York Drive |
| 5849016021                              | 1190 New York Drive |
| 5849016013                              | 1204 New York Drive |
| 5849016014                              | 1216 New York Drive |
| 5849002004                              | 1236 New York Drive |
| 5849002003                              | 1250 New York Drive |
| 5849002002                              | 1262 New York Drive |
| 5849001003                              | 1284 New York Drive |
| 5849001002                              | 1300 New York Drive |
| 5850001001                              | 1340 New York Drive |
| 5850001002                              | 1348 New York Drive |
| 5850001003                              | 1360 New York Drive |
| 5850001004                              | 1380 New York Drive |
| 5850001015                              | 1390 New York Drive |

D. Character-Defining Features.

1. Character-Defining Features of the District.

- a. Significant front yard setbacks;
- b. Rhythm of spacing between buildings;
- c. Mature shade trees on streets and in yards;
- d. One- or two-story mid-scale residences;

e. Large lots with open space in proportion to size of building;

f. Streets with varying presence of sidewalks; and

g. Lack of high fencing in front yards.

## 2. Architectural Styles and Character-Defining Features of

### Contributing Properties.

a. Craftsman. One or two stories in height; low-pitched front-facing gabled roofs; broad, overhanging eaves with exposed structural members, such as rafter tails, knee braces, and king posts; shingled exteriors with some clapboard; broad front entry porches of half or full width, with square or battered columns; extensive use of natural materials for columns, chimneys, retaining walls, and landscape features; wide, solid wood doors with sidelights; casement windows arranged in groups; and three-over-one or four-over-one windows.

b. American Foursquare. Square or rectangular plan; compact, two-story massing; symmetrical or asymmetrical composition; hipped or pyramidal roof, sometimes with wide-boxed eaves and eave brackets or dentil molding; central hipped dormer; exterior walls finished in horizontal wood siding or stucco; projecting one-story porch with classic details; wood double-hung windows; and detached carriage house, usually at rear of property.

c. Tudor Revival. Asymmetrical façade and irregular massing; steeply-pitched multi-gabled roof with a prominent front-facing gable and slate, wood shake, or composition roofing; brick or plaster exterior wall cladding, typically with half-timbering and decorative details in wood, stone, or brick; tall, narrow divided light

windows, usually casement, often grouped horizontally or in bays and may have leaded diamond-shaped lights; decorative half-timbering; entrance with pointed arch, set in turret or under secondary gable; and prominent chimney with elaborate brickwork.

d. English Cottage Revival. Asymmetrical with irregular plan and massing; steeply-pitched roof with little or no eave extension, sometimes with rolled edges on roofing to imitate thatch; gable or cross-gable roof; stucco walls, sometimes with brick or wood accents; decorative masonry on exterior walls or gables, primarily brick; recessed entry, usually under a primary front-facing gable but sometimes under small gable-roof portico; and groupings of tall, narrow casement windows, often with leaded, diamond panes.

e. Spanish Colonial Revival/Spanish Eclectic. Asymmetrical façades and complex massing; use of patios, courtyards, loggias or covered porches, and/or balconies; stucco wall cladding; low-pitched gable or hipped roofs with clay tile roof cladding; coved, molded, or wood-bracketed eaves; square or round towers; arched window and door openings; single or paired multi-paned windows; decorative stucco or tile vents; and use of wrought iron, cast stone, terra cotta, or colored tile.

f. Neoclassical Revival. Symmetrical or asymmetrical front elevation with emphasis on classical elements; prominent front porch with combinations of classical detailing; classical columns; narrow, clapboard, or stucco siding; and double-hung windows, leaded glass in upper sash or transom.

g. American Colonial Revival. Side or cross-gable roof, sometimes with dormers; symmetrical composition; horizontal wood siding; paneled wood entry door, sometimes with sidelights, transom light, or fanlight; double hung, divided light wood sash windows, usually with wood shutters; projecting front porch with gabled or arched crown supported by pilasters or columns; and prominent brick chimney.

h. Modern Colonial. Typically one or two stories in height; simple building forms; side-gabled roof, typically with boxed eaves; may display multiple roof dormers; symmetrical façade with entryway as the primary focus; clapboard or brick exteriors; classical detailing is simplified to merely suggest their Colonial precedents, rather than closely mirroring them; and details may include stylized door surrounds paneled front door, sometimes set within a recessed entry, multi-paned double-hung sash windows and fixed shutters.

i. Minimal Traditional. Simple, rectangular plan; one-story configuration; medium- or low-pitched hip or side-gable roof with shallow eaves; smooth stucco wall cladding, often with wood lap or stone veneer accents; wood multi-light windows, including picture, double-hung sash, casement, and slider; lack of decorative exterior detailing; shallow entry porch with slender wood supports; and detached garages, usually located at the rear of the property.

j. Ranch. One-story, sprawling plan; low, horizontal massing with wide street façade; low-pitched hipped or gable roof with open overhanging eaves and wood shakes; plaster, wood lap, or board-and-batten siding, often with brick or

stone accents; divided light wood sash windows, including picture, casement, and diamond pane; wide, covered front porch with wood posts; attached garage, sometimes linked with open-sided breezeway; details, such as wood shutters, attic vents in gable ends, dovecotes, and extended gables; and Cinderella Ranch sub-type may feature scalloped bargeboards, decorative shutters, and bird houses in the gable ends.

E. Designation Criteria. The District meets the following designation criteria:

1. More than 50 percent of property owners in the District consented to designation;
2. The structures are 50 years of age or older because the primary structures on contributing properties to the District were constructed from 1905 to 1959;
3. The District is associated with events that have made a significant contribution to the broad patterns of history in the County and the community of Altadena. The area exemplifies the process of the subdivision of orange groves into a bustling suburb during the economic boom of the 1920s;
4. The District embodies distinctive characteristics of the following architectural styles: Craftsman, American Foursquare, Tudor Revival, English Cottage Revival, Spanish Colonial Revival/Spanish Eclectic, Neoclassical Revival, American Colonial Revival, Modern Colonial, Minimal Traditional, and Ranch; and
5. The District exhibits a concentration of historic properties containing common character-defining features, which contribute to each other and are unified



aesthetically by significant geographical patterns, particularly the boundaries of the original Pasadena Highlands Tract.

F. Certificate of Appropriateness Exemptions. A certificate of appropriateness is not required for the following work:

1. Painting or staining;

2. Landscaping;

3. Removal or pruning of trees located in rear yards; or

4. Work that:

a. Does not involve the construction or alteration of a building;

b. Does not alter a character-defining feature; and

c. Is not visible from the public right-of-way, absent of any

temporary feature, such as fencing or landscaping.

COUNTY OF LOS ANGELES

**Historic Highlands  
Historic District**

*Unincorporated Altadena*

**Legend:**

- Historic Highlands Historic District
- Unincorporated Community
- Incorporated City

**Key Map:**

Area Mapped

0 300 600 Feet

**L.A. COUNTY  
PLANNING**

Los Angeles County  
Department of Planning and Research  
200 West Temple Street  
Los Angeles, CA 90012

Altadena  
PASADENA

N Lake Ave  
N Hill Ave  
New York Dr

HOA.105485196.3

SECTION 3. This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.



Hilda L. Solis  
Chair

ATTEST:

Edward Yen

Edward Yen  
Executive Officer -  
Clerk of the Board of Supervisors  
County of Los Angeles

I hereby certify that at its meeting of June 9, 2026 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

Ayes

Supervisors Hilda L. Solis  
Holly J. Mitchell  
Janice Hahn  
Kathryn Barger

Noes

Supervisors None  
Absent  
Lindsey P. Horvath

Effective Date: July 9, 2026  
Operative  
Date: \_\_\_\_\_

Edward Yen

Edward Yen  
Executive Officer -  
Clerk of the Board of Supervisors  
County of Los Angeles



I hereby certify that pursuant to Section 25103 of the Government Code, Delivery of this document has been made.

EDWARD YEN  
Executive Officer  
Clerk of the Board of Supervisors

APPROVED AS TO FORM:  
DAWYN R. HARRISON  
County Counsel

By CnsTal  
Deputy

By Robert Ragland  
Robert Ragland  
Senior Assistant County Counsel