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]**

* Revised CSD Draft and Errata

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.