

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 and 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 it 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 its 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 its 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@jacbos.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



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 an 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](tel: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 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 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.

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 rationale 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 APPLICANT 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-mansionization" 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 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 be 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

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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 a row of bushes or small trees planted close together, especially when forming 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 <altadenacs@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. In 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](tel: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](tel: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](tel: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](tel: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](tel: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 <johnwhitejr@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](tel: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](tel: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: 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 regard to the proposed Altadena CSD: that is whether the CSD is a finalized document, or can it still be modified if deemed 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.

	<i>Current / Existing Standard</i>	<i>New Altadena CSD Standard</i>
<i>Front Yards</i>	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'.
<i>Fences and Hedges</i>	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" <i>within 10' of the "ultimate right-of-way" (also known as the "highway line" in Title 22).</i> 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.
<i>Modification Process for Front Yards and Fences and Hedges</i>	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 they 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 rationale 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 APPLICANT 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
Pasadena, CA 91106
Cell: 626-628-5027
Office: 626-449-1181
Fax: 626-449-1185
Email: grechrealtors@aol.com
BRE License No. 00460920

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,

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

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.~~
- c. ~~*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.~~

DRAFT

Page 19 of 74

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.

EH. **Area Specific Development Standards**

1. Lake Avenue Mixed-Use "Center" Area.

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

i. **Height Limits.** The maximum height permitted in the area for a commercially zoned lot is **3548** 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. Don't use Bold or ~~bright~~ colors - (dictator'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 or 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 unincorporated as it has been this is the beauty of living in Altadena. If there is an individual that has an unsafe place, they should be dealt with individually 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 2016000640

Superior
County
Wisconsin

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.

- Not recent - Chinese family
come for their doctor's →
go to camp

July 9 2 PM
2 Millennials
Monday 2
July 16 - 110 cars

July 23 12 PM
trash
but not
in front of
my house

DRAFT

JUL 28 2016

McDonald's

R2016-000348-5

McDonald/Marshfield

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
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- 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:

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:

<u>Area</u>	<u>Reporting Period</u>	<u>Nuisance Report Rate per Home</u>
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:

<u>Area</u>	<u>Reporting Period</u>	<u>Nuisance Report Rate per Home</u>
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

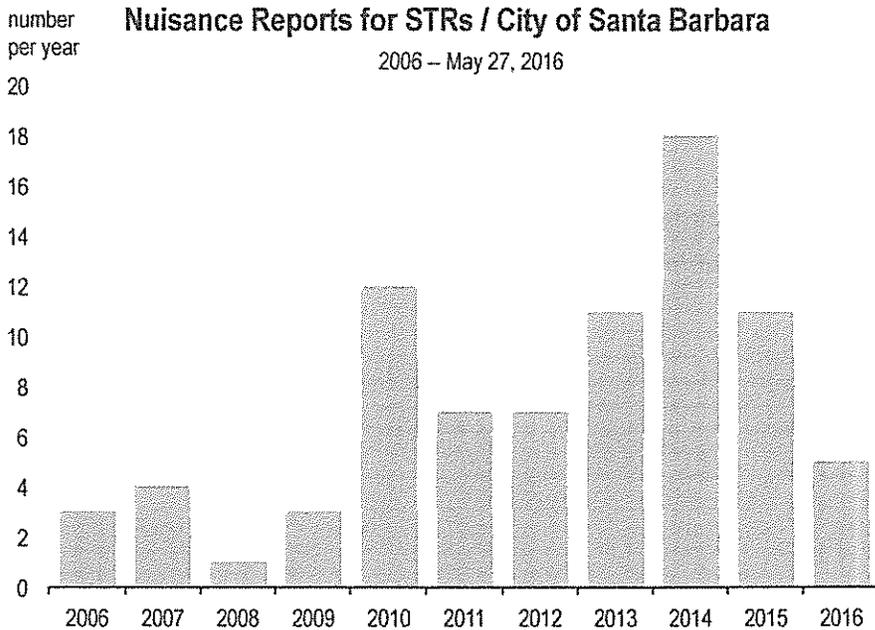
We requested and were able to obtain nuisance report information from the Code Enforcement Department of the City of Santa Barbara, annually from 2006 through May of 2016.⁵ For this 10 ½ year period, there were a total of 82 nuisance complaints:

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 2015⁶ 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:

$$7.9 \text{ reports per year} / 1,193 \text{ STRs} = 0.00662 \text{ nuisance reports per STR per year.}$$

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

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 through 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:

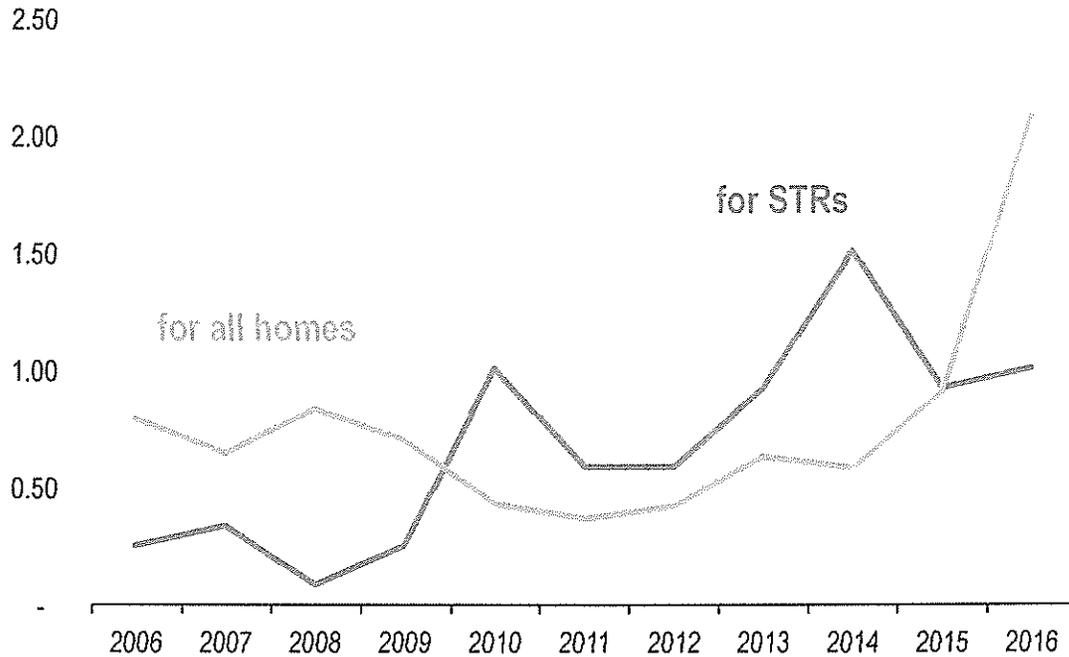
⁷ This information was received from Andrew Perez in Code Enforcement on June 27, 2016.

⁸ See Appendix A.

number of reports
per 100 homes
per year

Nuisance Report Rates / City of Santa Barbara

2006 -- May 2016



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:

$$1,756 / 26,936 = 0.065 \text{ per home per year.}$$

Unincorporated Areas of Santa Barbara County

For the unincorporated area of Santa Barbara County, we obtained the following information on noise complaints:

<u>Unincorporated Area</u>	<u>2014</u>	<u>2015</u>
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:

$$2,050 / 45,992 = 0.0446 \text{ complaints per home}$$

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:

$$574 \text{ complaints} / 40,828 \text{ occupied housing units}^{10} = 0.0140 \text{ per home}$$

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:

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

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:

$$2,624 / 10.5 \text{ years} = 249.9 \text{ per year}$$

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:

$$249.9 / 35,747 = 0.006991 \text{ per home}$$

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-winning 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.

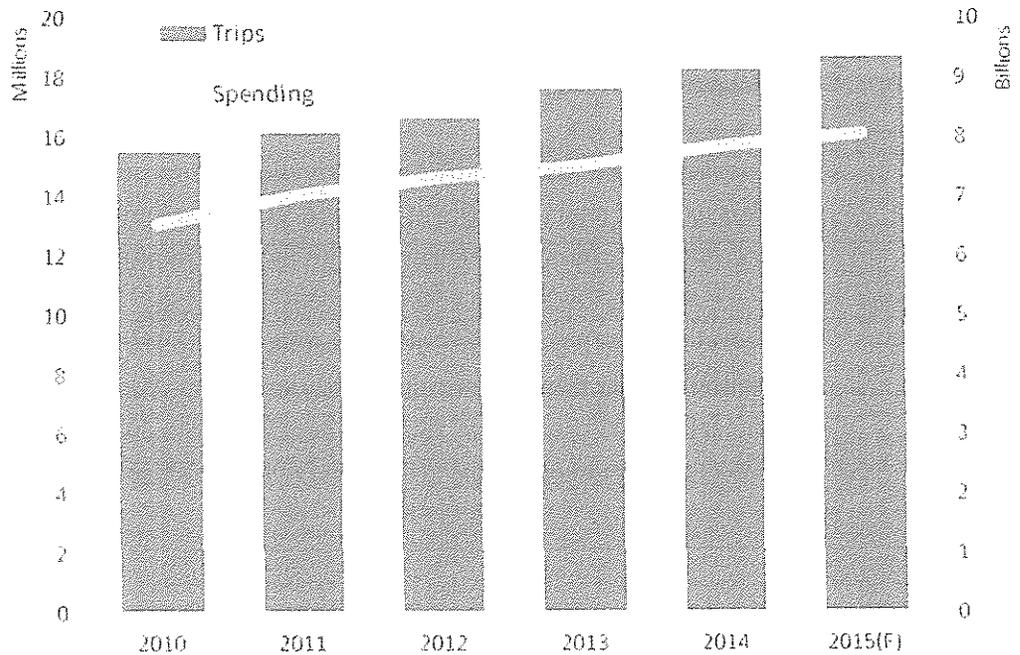
Tourism and the Santa Barbara Area Economy

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.)

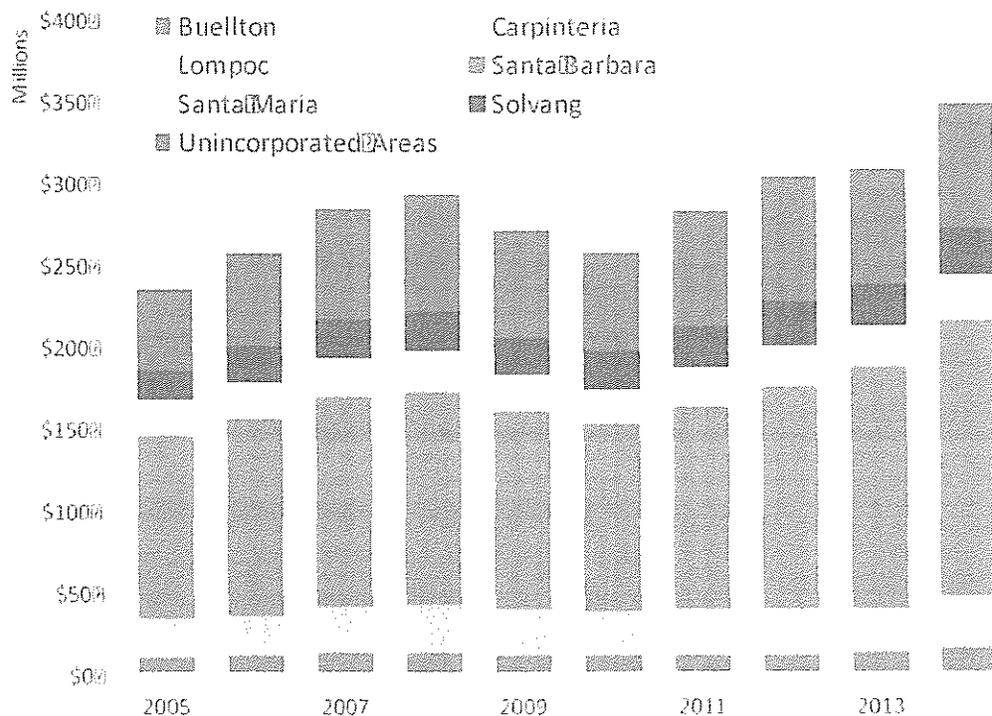
The hotel industry throughout Santa Barbara County has seen similar growth. Occupancy rates are estimated to climb well over 76 percent in 2015. By contrast, nationally hotels averaged 64.4 percent occupied in 2014. This, together with a climbing average daily rate, indicates that demand for hotel room-nights 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 statutes. 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. Buellton 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.

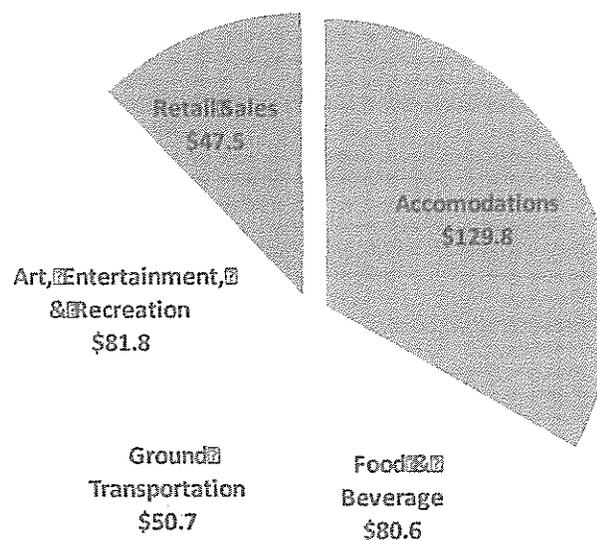
Economic Impact Calculations

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.

2014 STR Direct 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 available 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)



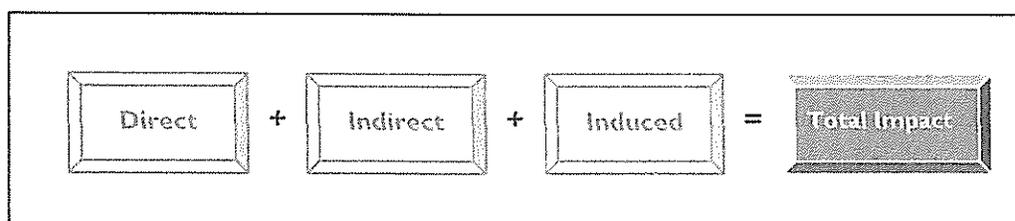
Source: US Bureau of Economic Analysis; Destination Analysts, Inc.; TXP, Inc.

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	\$62,410,821	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	2,646

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

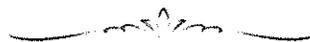
Figure 8: Total Economic Impact of Short Term Rentals in Santa Barbara County

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	\$268,666,179	\$133,367,484	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

California Economic Forecast

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Santa Barbara, CA 93111

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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



Airbnb and other short-term rentals worsen housing shortage, critics say



By David K. Shrier, Los Angeles Times Staff Writer

The last time he advertised one of his apartment's, longtime Los Feliz landlord Andre LaFlamme got a request he'd never seen before.

A man wanted to rent LaFlamme's 275-square-foot bachelor unit with hardwood floors for \$875 a month, then list it himself on Airbnb.

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

	<u>number of properties</u>
Santa Barbara City:	1,193*
Rest of Santa Barbara County:	<u>1,357</u>
TOTAL:	2,550

* represents 46.8 of total STR supply in the County of Santa Barbara

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:	<u>273</u>
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.

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.

<u>City of Santa Barbara (only)</u>	<u>Units</u>	<u>percent</u>
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%

<u>County of Santa Barbara</u> <u>(excluding the City of Santa Barbara)</u>	<u>Units</u>	<u>percent</u>
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%

<u>Combined Total: City & County of Santa Barbara</u>	<u>Units</u>	<u>percent</u>
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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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

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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 promising² 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.

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