Richard Marshalian

From: X <x@firstcallcreative.com>
Sent: Wednesday, June 08, 2016 7:37 AM
To: DRP Altadena CSD
Subject: Altadena CSD - Fences, Walls, and Landscaping

Follow Up Flag: Follow up
Flag Status: Completed

Both the current and proposed standards for fences, walls, and landscaping to ensure "safety" and "clear line of sight" are arbitrary. Their developmental logic is structurally unsound; lacking any basis in documented facts, case studies or incident reports.

And yet this was the "non-negotiable" starting point for front yard height restrictions.

We must not burden private property owners with so called "safety standards" based on opinions, guesses, committee compromises and dogmatic departmental stances.

This is private property. Not public. Not commercial.

Further, the current and proposed standards fail to take into account the following:

+ Altadena is a town whose historic, unique character is one of tall front yard hedges and fences. We will not compromise or conform.

+ Right to Privacy violations by Google cars, Google Maps and nosy neighbor Surveillance Cameras which record, transmit, store and post exterior and interior images and footage of private property 24/7, 365 days a year with little impunity while leaving little legal recourse for the violated home owner. Currently, a nice tall hedge or fence is the only counter measure available to home owners seeking to protect their right to privacy against this unchecked, privacy invading technological onslaught.

+ Speaking of technology, more cars are being manufactured with rear view cameras & side view cameras, approaching object warning sensors and automatic braking. This technology obliterates any "line of sight" argument related to front yard privacy barriers.

+ Driving laws already make it clear that it is up to the property owner to transition between their private land and the public right of way in a safe manner and they must yield to motorist, cyclist and pedestrians. As such, they may be liable for accidents resulting from inadequate "line of sight" related to front yard fences, walls, landscaping and hedges.

+ There is a world of difference in the execution, look and feel of a privacy barrier such as a hedge versus a fence. And yet their is no variation in the applicable standards.

+ CSD Modification application fees are fiscally discriminatory. As such, they are also racially discriminatory in practice. Assuring that only the rich and white can appeal for modification.

+ Both the existing and prosed standards will pit neighbor against neighbor and allow for reporting of "violators" merely to harass and harm.

Instead, the standards for Altadena should be as follows:

+ Fences, walls, landscaping and hedges in existence prior to adoption of the new standards are not subject to enforcement action.

+ Fences and walls are allowed up to 10 feet tall in the front yard.

+ Organic landscaping such as hedges, trees and bushes have no height restrictions.

+ The property owner is responsible for determining and establishing a "safe line of sight" from their front yard to the public right of way.

Xavier Inguanzo
X@FirstCallCreative.com

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Richard Marshalian

From: ebmedia@gmail.com on behalf of Justin Robertson <justin.robertson@mail.com>
Sent: Sunday, June 26, 2016 12:18 PM
To: ATC 4611 Justin Robertson
Subject: Comments on draft Altadena CSD revisions

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

The following are my comments based on the preliminary draft revisions to the Altadena CSD dated 6/4/2016:

22.306.070.D.1.a
General comments - it's important that drive-through facilities have adequate queuing space, such that traffic impacts from cars queuing into the roadway are avoided. (This condition exists from time to time with the Jack in the Box at Lake and Mendocino).

22.306.070.D.1.a.i
These provisions should include R-3 zoned properties, as there are sites along Lake Avenue that abut R-3. This section should therefore also protect R-3 properties from drive-through facility impacts in the same way it does R-1 and R-2.

Changing this section's requirement from a full CUP to a Minor CUP would provide the desired review/oversight from LADPW Traffic and the public, while limiting costs and application time. I'm not sure why full would be preferable to Minor for this provision, hopefully staff can explain.

(1) It's not clear what a "cleanup plan" is, and there's no reference to it in the CSD definitions or anywhere else in Title 22. Please clarify.

(4) The "solid wall" or whatever else allowable as a buffer should be "decorative," as opposed to blank CMU or similar.

22.306.070.D.2.d
I would urge staff and the Committee to consider expressly permitting "sandwich board"-type A-frame sidewalk signs - as long as a minimum pedestrian thruway is maintained - without the need for an encroachment permit.

22.306.070.D.2.g
i.(1) "Commercial street" is not defined.

At least one functional, non-emergency entrance should be required at grade level on the building's ground floor along a commercial street, on a sloping site or otherwise. This will encourage the continuity of retail sales and services.

Ground floor uses fronting a commercial street should be limited to retail, restaurant, personal services, or similar active, pedestrian-oriented uses.

ii. This should address drive-through facilities in addition to walk-up facilities, as driveways and drive-through queuing affect pedestrian flow, arguably more so than ATMs or other walk-up facilities.

iv. Providing or varying paint colors/types on an otherwise flat or unadorned surface should not be sufficient to meet this standard.

Store entrances should be recessed from the edge of the building facade to provide both shelter and desired articulation/dimensional relief, particularly where fronting an existing transit stop.

vii.

General comment: features used to conform with this section should be oriented toward the commercial street, and should connect visually and physically to adjacent street frontages.

(1) Minimum depth of arcades provided to meet the requirements of 22.306.070.D.2.g.i.vii. should [1] be at least eight feet to provide an adequate pedestrian thruway, and [2] they should have a minimum height of 12 feet above the finished grade but no more than two stories high.

viii. Applicants should be encouraged to provide benches, shelter, shade trees [agree to water a LADPW-provided tree for 5 years or until established], and pedestrian-scale lighting [architecturally complementary to the project or to adjacent existing lighting] when [1] the structure fronts a transit stop, [2] when such improvements are not already present, and [3] the lot size is at least 1.5x the minimum required.

<u>22.306.080</u>
General comment: ground floor uses fronting a commercial street should be limited to retail, restaurant, personal services, or similar active, pedestrian-oriented uses.

A.3.a. I would suggest that 48 feet could be too tall for much of this corridor (even through the roadway width of 80-90 feet would support this height while still providing a sense of enclosure), given the importance of the area viewshed relative to both the foothills north of Altadena, and area historic structures, particularly at and around Lake/Calaveras.

To that end, would permitting new or modified structures adjacent to Significant Properties identified in 22.306.060.D have Cultural Resources impacts on those properties, or threaten their current or future historic designations?

Allowing height averaging would help mitigate a loss of views and a sense that something is "over height," while providing desired architectural relief (and perhaps better projects!).

<u>Figure 22.306-A</u>
Why is Lincoln Avenue still included in the revised figure if its area-specific standards are entirely struck-out in the revised CSD? Aren't the only remaining area-specific standards for the Lake Avenue corridor?

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Thanks to the committee and to DRP staff for their hard work getting us to this point. I look forward to the continued public process, and to unlocking a brighter future for Altadena's neighborhoods and corridors through this effort.

Best,

Justin Robertson
Altadena Town Council
Census Tract 4611

Richard Marshalian

From: Randall Baer <rbaer@pacbell.net>
Sent: Thursday, June 23, 2016 1:02 PM
To: DRP Altadena CSD
Subject: RE: Altadena CSD Height Change Question

Follow Up Flag: Follow up
Flag Status: Completed

Dear Richard,

Thank you for your response to my inquiry regarding height limits in R1 zones.

The area I'm questioning is located within the Altadena Hillside Ordinance, on a slope of 100% (45 degrees). While it was tentatively approved under the old ordinance allowing 2 stories up to 35' high on lots over 20,000 sf , I believe the new proposal is to reduce the 2 story limit to 25'. (Section 22.56.217 sec. VI Sensitive Hillside Design Measures)

If I'm correct in reading this new standard, I'm curious as to what complaints or issues may have prompted this reduction. Were there instances of people building 2 story homes with 17' ceilings or was this merely cleaning up language in the previous code standard that was missed the first time around? And, is this merely an Altadena issue or a county-wide issue?

Thanks again for your help,

Randy Baer
3588 Canyon Crest Rd
Altadena, CA
626-639-3483

From: DRP Altadena CSD [mailto:altadenacsd@planning.lacounty.gov]
Sent: Monday, June 20, 2016 11:54 AM
To: Randall Baer <rbaer@pacbell.net>
Cc: David McDonald <dmcdonald@planning.lacounty.gov>; Susan Tae <stae@planning.lacounty.gov>
Subject: RE: Altadena CSD Height Change Question

Hi Randall,

Thank you for reaching out to us! There is no proposed change to the existing height limit in R1 zones. The current height limits remain unchanged and are reproduced for reference below.

R-1 Height Limits by lot size

Lots (>20,000 sf)	35 feet
Lots (<20,000 sf)	30 feet
Flag Lots	30 feet

Please let us know if you have any other questions,

Sincerely,
Richard

Richard Marshalian | Regional Planning Assistant II
Department of Regional Planning | Advance Planning
Phone: 213.974.6477

From: Randall Baer [mailto:rbaer@pacbell.net]
Sent: Friday, June 17, 2016 9:25 AM
To: DRP Altadena CSD <altadenacsd@planning.lacounty.gov>
Subject: Altadena CSD Height Change Question

Good Morning,

I believe that one of the proposed changes to the building code for Altadena is to reduce the allowable height for building in a R1 zone from 35' to 25'. Can you tell me if this is correct? If it is correct, can you please inform me of the process as to why this change was felt to be necessary?

Thank you very much.

Sincerely,

Randy Baer
3588 Canyon Crest Rd
Altadena, CA

626-639-3483

Richard Marshalian

From: Randall Baer <rbaer@pacbell.net>
Sent: Friday, June 17, 2016 9:25 AM
To: DRP Altadena CSD
Subject: Altadena CSD Height Change Question

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Sincerely,

Randy Baer
3588 Canyon Crest Rd
Altadena, CA

626-639-3483

Richard Marshalian

From: Anne Chomyn <annechomyn@gmail.com>
Sent: Tuesday, June 14, 2016 6:48 PM
To: DRP Altadena CSD
Subject: sidewalks

Follow Up Flag: Follow up
Flag Status: Completed

In case this could possibly be worked into the new CSD

Often the homeowner landscapes not only her front yard but also the stretch of land between her property line and the shoulder of the road. I believe the County requires that if there is dirt, ie an unpaved area between roadway and homeowner's property, homeowner must landscape it (plant it). Could we include in the new CSD that the part owned by County and landscaped by homeowner must provide passage for pedestrians: either stepping stones, gravel path, paving, or flat grassy path. This would allow pedestrians to walk parallel to the roadway but not on the roadway. This would increase the safety of pedestrians. Basically this requirement for providing a pathway for pedestrians is prohibiting hedges, trees, tall groundcovers from being planted on County property.

This pedestrian pathway rule would be especially helpful on busy streets like Altadena Drive, in the parts that have no sidewalk.

Anne Chomyn, Ph.D.
1925 E. Altadena Dr.
Altadena CA91001
626-798-2965

Richard Marshalian

From: X <x@firstcallcreative.com>
Sent: Wednesday, June 08, 2016 7:37 AM
To: DRP Altadena CSD
Subject: Altadena CSD - Fences, Walls, and Landscaping

Follow Up Flag: Follow up
Flag Status: Completed

Both the current and proposed standards for fences, walls, and landscaping to ensure "safety" and "clear line of sight" are arbitrary. Their developmental logic is structurally unsound; lacking any basis in documented facts, case studies or incident reports.

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+ Right to Privacy violations by Google cars, Google Maps and nosy neighbor Surveillance Cameras which record, transmit, store and post exterior and interior images and footage of private property 24/7, 365 days a year with little impunity while leaving little legal recourse for the violated home owner. Currently, a nice tall hedge or fence is the only counter measure available to home owners seeking to protect their right to privacy against this unchecked, privacy invading technological onslaught.

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Instead, the standards for Altadena should be as follows:

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Xavier Inguanzo
X@FirstCallCreative.com

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Richard Marshalian

From: GrechRealtors@aol.com
Sent: Tuesday, June 07, 2016 8:10 AM
To: DRP Altadena CSD
Cc: Ayala Ben-Yehuda
Subject: Altadena CSD
Attachments: Scan0061.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hello:

Attached please find a letter dated today regarding comments about the proposed Altadena CSD matter. Also attached is a letter of June 2 which was previously provided to you.

I would appreciate hearing your response to the issues I have raised and I also look forward to receiving the information I have requested in both letters.

Thank you for your efforts with this matter. I look forward to being informed of all future meetings so that I can participate in and assist with this matter.

Sincerely,

John G. Grech
JOHN E. GRECH & ASSOCIATES
1708 E. Walnut Street
Pasadena, CA 91106
Cell: 626-628-5027
Office: 626-449-1181
Fax: 626-449-1185
Email: grechrealtors@aol.com
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John G. Grech
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Altadena, CA 91001
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Phone: 626-628-5027
Email: grechrealtors@aol.com

VIA EMAIL AND U. S. MAIL

June 7, 2016

Department of Regional Planning
County of Los Angeles
320 West Temple Street
Los Angeles, CA 90012

Re: Altadena Community Standards District Draft Recommendations

Dear Regional Planning:

This letter is in response to the "Additional Recommendations" memo that was handed out at the community meeting on June 4 and is a follow-up letter to my letter of June 2, 2016, a copy of which is attached. My comments are as follow:

1. **Second Units without a Sewer Connection or in an SEA:** I agree that properties served by a septic system should have the same right to second units as those properties that are served by a public sewer. Such properties should not be penalized only because public sewer connections are not readily available. However, septic systems that will serve a second unit should be required to be reviewed and approved prior to the issuance of a building permit for a second unit.

I also STRONGLY AGREE that properties located within a hillside area, a high fire severity zone or a SEA should have the right to apply for a second unit permit via a CSD Modification. **Second units in these areas should not be prohibited outright. Owners of properties in these areas should have the same right as all other property owners to apply for a second unit permit. But the approval of any such permit must be subject to the project meeting all appropriate standards involved.**

Furthermore, I agree that a CSD Modification procedure is far superior to requiring a CUP. A CSD Modification provides ample opportunity for proper public and governmental review. I fail to see how requiring a CUP offers any additional protections or benefits whatsoever and the cost of a CUP is unduly prohibitive.

I would appreciate it if the County would provide me with a map of Altadena that shows all SEA areas or direct me to a web site that has such a map that is legible on a parcel by parcel basis. Please let me know what you can provide.

2. **Classes in Single-Family Residential Zones:** My primary concern with the proposed revision that would allow up to 4 classes per week between 9:00 am and 8:00 pm Monday through Saturday is that theoretically a homeowner could offer a day long

class 4 days per week and that seems highly excessive. I therefore suggest some type of weekly cumulative hourly cap be considered as an additional constraint.

3. **CSD Modification:** I support the proposed 300 foot mailing radius for a CSD Modification application. That is a fair and reasonable radius.

I am, however, ADAMANTLY OPPOSED to the proposal that a CSD Modification CANNOT be approved if more than 2 protest letters in a residential zone or more than 4 protest letters in a commercial zone are received. This is utterly and completely unfair and unreasonable. An applicant who submits a CSD Modification application and pays the fee is entitled to have the matter heard and be judged on its merits regardless of how many protest letters are received. Any parties opposed to the application can express their concerns at the public hearing and make their case. The applicant should have the same right, especially after the time and expense involved with submitting the application. The applicant is entitled to his or her "day in court" and the matter should be decided on its merits, not denied outright without the opportunity for a fair hearing. **This recommendation needs to be revised.**

In addition, I wonder if it is reasonable and necessary to process an appeal to a CSD Modification denial via a CUP. It seems to me that a Minor CUP process (I assume the County has such a method) should be more than adequate at what I assume would be a more reasonable cost.

4. **Fence and Wall Materials:** I am not clear if these proposed standards apply only to fences and walls on lot lines or within required setback areas or whether they are intended to apply ANYWHERE on a lot. **There are real problems with having to comply with these material requirements for fences and walls that ARE NOT located on lot lines or within required setback areas.** For instance, if a property owner wants to fence in a dog run, fence in a chicken coop or a vegetable garden to protect them from wildlife, or install other such fences on interior portions of their property they should not have to meet the same requirements as for walls and fences located on or near the property lines. So I would appreciate it if this matter would be further examined and appropriately modified.

I am also concerned about the proposed outright prohibition of barbed wire. I don't necessarily object to this prohibition for fences located on property lines or within required setbacks, but this could be an issue for owners of very large properties. For instance, I own two residences in Altadena located on lots that are both approximately 4 acres in size that are located in a very remote area. Both of these properties were fenced with barbed wire in the 1940's when barbed wire was permitted. Over the years we have had numerous instances when intruders under the influence of alcohol and drugs have attempted to enter our properties. Our barbed wire fences have provided us with a safety net that we feel is essential to maintain. Therefore, I suggest that barbed wire fences not be prohibited outright but rather be allowed subject to successfully processing a CSD Modification application.

5. **Modifications for Fences, Walls and Landscaping:** Please keep me informed about the ongoing review of this matter that is currently taking place. If a property owner wishes to pursue a modification of the standards that are ultimately put into place, I agree that a CSD Modification application would be the appropriate method of

pursuing any modification rather than requiring a CUP or a Variance. There should also be an appeal process for a CSD Modification application that is denied.

6. **Proposed Revised Development Standards:** I STRONGLY support the proposal to calculate the front yard based on the smallest front yard on the same side of the block or 20 feet, whichever is greater. THIS IS A MUCH NEEDED CHANGE. There are plenty of instances where one or more properties on a block have unusually large front yard setbacks which can create significant problems and inequity under the current front yard setback requirements. The proposed revision solves this problem and at the same time will ensure that appropriate front yard setbacks will be maintained.

Thank you for your consideration of the above. I would appreciate the County's response to the above, and I would also like more information regarding a map of SEA boundaries as requested above. In addition, I would appreciate being informed in advance of all future meetings regarding this matter.

Sincerely,

John G. Grech

John G. Grech

Cc: Ms. Ayala Scott, County of Los Angeles General Plan and Housing Section via email.

Altadena Town Council

John G. Grech
4000 Fair Oaks Avenue
Altadena, CA 91001
Mailing Address: 1708 E. Walnut St., Pasadena, CA 91106
Email: grechrealtors@aol.com
Phone: 626-628-5027

June 2, 2016

Department of Regional Planning
County of Los Angeles
320 West Temple Street
Los Angeles, CA 90012

Re: Draft Altadena Community Standards District & Hillside Management Plan

Dear Regional Planning:

This letter sets forth several concerns regarding the above draft regulations. I am providing these comments in writing since I will be out of town and unable to attend the community meeting scheduled for June 4. However, I would like to be notified in advance of all future meetings so that I may attend those.

By way of background, my neighbors and I own several very large residential properties in Altadena with a combined area of over 100 acres. We worked very hard over a period of 2 years in 2008 and 2009 collaborating with other community residents, property owners and organizations including Altadena Heritage and the Altadena Town Council to develop revisions to the Hillside Zoning regulations. We continued to participate in subsequent community meetings that were conducted and provided detailed input along the way.

I am providing this background information in an effort to demonstrate that we have been very involved with this matter for a very long time. Due to all of the above, we feel that our opinions and concerns should be given proper consideration.

I have reviewed the "Vision Report" dated July, 2012 along with the draft Altadena Community Standards District document and wish to bring your attention to the following matters:

1. Primary Concerns:

A. **Section 22.306.060 (2a)**: I am very concerned that a Minor Conditional Use Permit is proposed to be required for any new development except for the 3 exceptions that are specified. I believe that this could be an unnecessarily expensive and time consuming requirement that should not be imposed on property owners UNLESS THEY ARE SEEKING SOME MODIFICATIONS TO THE EXISTING REQUIREMENTS.

Furthermore, I am confused about the wording of this section. Subsection ii. states "New accessory structures; and". I am confused about the last word "and". It seems to me that the intention is that any development would only need to meets one of these

criteria in order to be exempt from a MCUP. Therefore, the word "and" should be deleted or substituted with the word "or". Or the language could otherwise be modified to make it clear that only one of these exceptions needs to be met in order to exempt a development from a MCUP.

B. **Section 22.306.060 (2b):** The proposed CUP requirement for any grading that exceeds 2,500 cubic yards is of concern to owners of very large properties. A CUP is a very reasonable requirement when dealing with a modest sized lot (for example a half acre or smaller). But on a site of an acre or more, 2,500 cubic yards is a pretty modest amount of grading.

I therefore request that the County modify this requirement so that the grading threshold adjusts based on lot size. For instance, perhaps a CUP should be required for any grading that exceeds 2,500 cubic yards on a lot of 20,000 sq. ft. or less. But perhaps 5,000 cubic yards should be allowed on a lot of 20,000 to 40,000 sq. ft. and so on. This provision should really be amended so as to not unnecessarily complicate developments on very large properties.

Also, rather than requiring a CUP, would it be possible instead to require a Minor Conditional User Permit?

C. **Section 22.306.060 (4C):** Back in 2008 and 2009 the community worked with County Staff in great detail in order to reach a consensus on which ridgelines should be considered "Significant". After very careful study and discussion, all parties involved agreed which ridgelines should (or would) be considered "significant". It appears from the map attached to the draft ACSD document that the agreed upon ridgelines are noted. However, I would appreciate it if the County would provide a detailed map of these "significant" ridgelines with property lines included. Or if the County can direct me to a web site that has this information I would appreciate it. I just want to make sure that no changes have occurred following our prior agreement about this issue.

D. **Table 22.306.070 A - Yard Requirements:** I believe that the yard requirements set forth in this table are fair and reasonable when dealing with a relatively level lot. However, when dealing with a hillside situation, a property may have severe terrain which highly restricts the placement of a structure, very irregular lot dimensions (non-rectangular), be subject to other requirements such as grading limitations or ridgeline setbacks, and/or otherwise have conditions that make it impractical or impossible to conform with a front yard equal to the "smallest front yard on the same block". The same concerns apply to a side yard requirement of 10 percent of the average lot width.

In certain cases, these proposed requirements could unreasonably restrict the development of a property or even render it useless. This is not the intention of the community and I don't believe the intention of the County either. Perhaps one way of solving this potential issue in order to avoid a CDS Modification application may be to include a MAXIMUM SETBACK requirement (which can be exceeded at the discretion of the property owner) just as a minimum setback is included. For instance, perhaps a minimum front yard setback of 20 feet but nor required to exceed 30 feet.

Furthermore, some hillside parcels aren't even located on a traditional "block". For instance, take a look at APN 5862-010-003 or 5862-009-006 and please tell me how you would determine the setbacks for these properties. **I would appreciate it if the**

County would review these parcels and then tell me what setbacks would apply and why.

Given the above, I therefore wonder if the term "blocks" should be utilized at all in hillside areas.

E. **Table 22.306.070 B -Height Limits: Please inform me of the height limit for lots greater than 20,000 sq. ft.**

F. **Section 22.306.070 b:** The requirement that the height of a structure that is built on fill material be measured from the previous "non-filled" grade could make a site impossible to develop given all of the other requirements that are included in this ordinance. Therefore, the provisions of Section 22.306.090 B (the CSD Modification language) need to be worded very carefully in order to accommodate reasonable and necessary modifications to height (and other issues).

G. Regarding maximum height and stories, the draft language says that a "basement" shall be considered as one story while a "cellar" shall not. These terms are supposed to be defined somewhere in the document, but I have not been able to find a definition for these terms. I would appreciate a copy of all definitions that apply to this proposed ordinance.

H. **Section 22.306.070 4 - Gross Structural Area and Lot Coverage:** As stated above, my neighbors and I own several unusually large parcels of land. The reasonable use and enjoyment of these properties may include the need for various future accessory buildings for storage of vehicles, equipment, supplies, etc. In addition, we would like the ability to develop a guest house and/or "granny flat" and possible other appropriate accessory structures, such as a horse barn, in addition to having the ability to expand the size of the existing residences.

The current draft language limits the area of Gross Structural Area and Lot Coverage to 9,000 sq. ft. **The 9,000 sq. ft. limitation is unreasonable for very large properties such as ours.**

The general concept appears to be to limit Lot Coverage to 25% of the land area plus 1,000 sq. ft. A Lot Coverage restriction based on this formula would be reasonable in almost all instances. When combined with other restrictions such as setbacks, height limits, etc., this formula would appropriately restrict the size of any development, regardless of lot size. **Such a Lot Coverage formula would therefore automatically appropriately limit both the Lot Coverage and the Gross Structural Area of any property with no need for a 9,000 sq. ft. limitation for either.**

I therefore request that that all references to GSA be eliminated from Section 22.306.070 4 entirely and that the 9,000 sq. ft. cap on Lot Coverage also be eliminated since the Lot Coverage formula already appropriately limits both Lot Coverage and GSA.

In the event references to GSA or a 9,000 sq. ft. cap on Lot Coverage and GSA are not removed from this section, the language of Section 22.306.070 4.c needs to be changed to make it clear that these restrictions may be modified through a CSD Modification application. The current language states "**In no event** shall the maximum GSA or

maximum lot coverage exceed 9,000 square feet". The words "In no event" suggest that this provision is not subject to modification via a CSD Modification permit and that does not appear to be the intent. So this needs clarification.

I. **Section 22.306.090 A - Modification Procedure for Significant Ridgeline Protection**: There needs to be a provision that allows for a Conditional Use Permit in the event of "physical infeasibility". This was something that was discussed and agreed upon by everyone years ago. Therefore subsection 1 needs to be modified as follows: "Alternative sites within the project site have been considered and rejected due to **physical infeasibility or** the presence of documented hazards or the potential for greater damage to biota, as determined by a biologist; and". There must be the potential for seeking relief from the ridgeline requirements when required due to physical infeasibility conditions.

J. **Section 22.306.090 B - Modification of Development Standards:** This is a CRUCIAL provision to allow for reasonable and necessary modifications under appropriate circumstances. If properly constructed, this provision may address many of my concerns outlined above.

I am VERY CONCERNED about the language in the current draft that says "Not more than two written protests are received pursuant to subsection B.5 below". Does this mean that if more than two written protests are received that no CSD Modification application will be considered? If this is the intent, then this provision is egregiously unreasonable and unacceptable. A property owner should have the right to process a CSD Modification regardless of the number of any protest letters submitted. In the event this is not the intent, then the language should be changed to not give this impression.

Thank you for your consideration of the above. I would appreciate receiving a response to the above concerns following your June 4 community meeting. I also look forward to being notified in advance of all future meetings.

Sincerely,

John G. Grech

John G. Grech

RECEIVED
2016 JUN -9 PM 2:23
DEPT OF REGIONAL PLANNING

Maria T. & Joseph F. DiMassa

3697 No. Fair Oaks Ave.
Altadena, CA 91001
Assessment # 5862-011-001

Email: jfdimassa@gmail.com
Phone: 626-644-2285

June 12, 2016

Ms. Ayala Scott
Los Angeles County General Plan & Housing Section
c/o Dept. of Regional Planning
320 West Temple St.
Los Angeles, CA 90012

Re: Draft Altadena Community Standards District & Hillside Management Plan, Additional Recommendations

Dear Regional Planning:

We have some concerns and comments which we would like you to consider as you move forward. We attended the meeting held on June 4, 2016 at the Altadena Elementary School in Altadena.

As we mentioned in a previous letter we along with some of our closest neighbors own some very large residential properties in Altadena with a combined area of over 200 acres. All of us have owned our properties for as long as 30 years, some properties have been in the same family for over 100 years. We, along with these same neighbors, worked very hard over a period of 2 years in 2008 and 2009 collaborating with other community residents, property owners and organizations including Altadena Heritage and the Altadena Town Council to develop revisions to the Hillside Zoning regulations. We continued to participate in subsequent community meetings that were conducted concerning Hillside Zoning and provided detailed input along the way.

This section of our letter is in response to the "Additional Recommendations" memos that were handed out at the community meeting on June 4 ,2016 at Altadena Elementary School. Our comments are as follow:

1. **Second Units without a Sewer Connection or in an SEA:** We agree that properties served by a septic system should have the same right to second units as those properties that are served by a public sewer. Such properties should not be penalized only because public sewer connections are not readily available.

We also AGREE that properties located within a hillside area, a high fire severity zone or a SEA should have the right to apply for a second unit permit via a CSD Modification. **Second units in these areas should not be prohibited outright.** Owners of properties in these areas should have the same right as all other property owners to apply for a second unit permit.

Furthermore, we agree that a CSD Modification procedure is far superior to requiring a CUP. A CSD Modification provides ample opportunity for proper public and governmental review. We fail to see how requiring a CUP offers any additional protections or benefits whatsoever and the cost of a CUP is unduly prohibitive.

We would appreciate it if the County would provide us with a map of Altadena that shows all SEA areas or direct me to a web site that has such a map that is legible on a parcel by parcel basis. Please let us know what you can provide.

2. **CSD Modification:** We support the proposed 300 foot mailing radius for a CSD Modification application. That is a fair and reasonable radius.

We are, however, adamantly opposed to the proposal that a CSD Modification cannot be approved if more than 3 protest letters in a residential zone or more than 5 protest letters in a commercial zone are received. This is utterly and completely unfair and unreasonable and an assault on property owners' rights. An applicant who submits a CSD Modification application and pays the fee is entitled to have the matter heard and be judged on its merits regardless of how many protest letters are received. Any parties opposed to the application can express their concerns through written letters, emails and through speaking at the public hearing and thus they can make their case. The applicant should have the same right, especially after the time expense and anxiety involved with submitting the application.
The applicant is entitled to his or her "day in court" and the matter should be decided on its merits, not denied outright without the opportunity for a fair hearing. ***This recommendation needs to be revised.***

In addition, it does not seem reasonable nor necessary to process an appeal to a CSD Modification denial via a full scale CUP. It seems to us that a Minor CUP process should be more than adequate at what would be a more reasonable cost.

3. **Fence and Wall Materials:** It is not clear if these proposed standards apply only to fences and walls on lot lines or within required setback areas or whether they are intended to apply ANYWHERE on a lot. There are real problems with having to comply with these material requirements for fences and walls that are not located on lot lines or within required setback areas. For instance, if a property owner wants to fence in a dog run, fence in a chicken coop or a vegetable garden to protect them from wildlife, or install other such fences on interior portions of their property they should not have to meet the same requirements as for walls and fences located on or near the property lines. So we would appreciate it if this matter would be appropriately modified.

We are also concerned about the proposed recommendation that "chain link fencing may only be used where covered and visually obscured by plant material." We and at least 5 of our neighbors own very large and significant acreage in the effected district. Years ago at considerable expense our properties were protected by chain link fence. There are other parts of our property that we may wish to protect in the future. If this proposed recommendation is in effect, it would add a tremendous and unreasonable financial and physical burden to us. While this recommendation may make sense in the case of single lot properties, it is an affront to owners of large properties such as ours. Please re-examine these guidelines and make much needed changes

We are also concerned about the proposed outright prohibition of barbed wire. We don't necessarily object to this prohibition for fences located on property lines or within required setbacks, but this could be an issue for owners of very large properties, e.g., my neighbors have residences in Altadena located on lots that are large in size and that are located in a very remote area. Both of these properties were fenced with barbed wire in the 1940's when barbed wire was permitted. Over the years they have

had numerous instances when intruders under the influence of alcohol and drugs and wild animals have attempted to enter our properties. Barbed wire fences provided them with a safety net that they and their neighbors feel is essential to maintain. Therefore, we ask that barbed wire fences not be prohibited outright but rather be allowed subject to successfully processing a CSD Modification application.

4. Modifications for Fences Walls and Landscaping

If a property owner wishes to pursue a modification of the standards that are ultimately put into place, We agree that a CSD Modification application would be the appropriate method of pursuing any modification rather than requiring a CUP or a Variance. There should also be an appeal process for a CSD Modification application that is denied.

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5. Proposed Revised Development Standards: We STRONGLY support the proposal to calculate the front yard based on the smallest front yard on the same side of the block or 20 feet, whichever is greater. **THIS IS A MUCH NEEDED CHANGE.** There are plenty of instances where one or more properties on a block have unusually large front yard setbacks which can create significant problems and inequity under the current front yard setback requirements. The proposed revision solves this problem and at the same time will ensure that appropriate front yard setbacks will be maintained.

Thank you for your consideration of the above. We would appreciate the County's response to the above, and we would also like more information regarding a map of SEA boundaries as requested above. In addition, we would appreciate being informed in advance of all future meetings regarding this matter.

Sincerely,

Maria & Joseph DiMassa

Cc: [redacted]
Altadena Town Council
Altadena Town Council, Land Use Committee
LA Co Regional Planning

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Maria T. & Joseph F. DiMassa
THE ENOTECA
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c/o Department of Regional Planning
County of Los Angeles
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Dear Regional Planning:

We have some concerns and comments which we would like you to consider as you move forward. We attended the meeting held on June 4, 2016 at the Altadena Elementary School in Altadena.

I along with some of my closest neighbors and I own some very large residential properties in Altadena with a combined area of over 200 acres. All of us have owned our properties for as long as 30 years, some properties have been in the same family for over 100 years. We, along with these same neighbors, worked very hard over a period of 2 years in 2008 and 2009 collaborating with other community residents, property owners and organizations including Altadena Heritage and the Altadena Town Council to develop revisions to the Hillside Zoning regulations. We continued to participate in subsequent community meetings that were conducted concerning Hillside Zoning and provided detailed input along the way.

We were surprised and frankly shocked when we learned that the Altadena Community Standards District document had been drafted, was ready for public comment and was in its final stages of development before being sent to the Board of Supervisors for its approval. Surprised and shocked because we property owners felt that our previous involvement in the drafting of the Hillside Ordinance should have given us access to or at least input in to the original drafting of that ACSD document.

Please note that we have reviewed the "Vision Report" dated July, 2012 along with the latest draft of the ACSD District document and wish to bring your attention to the following matters:

Our Primary Concerns:

A. **Section 22.306.060 (2a)**: We are very concerned that a Minor Conditional Use Permit is proposed to be required for any new development except for the 3 exceptions that are specified. I believe that this could be an unnecessarily expensive and time

consuming requirement that should not be imposed on property owners UNLESS THEY ARE SEEKING SOME MODIFICATIONS TO THE EXISTING REQUIREMENTS.

Furthermore, Subsection ii. states "New accessory structures; and". We propose instead that any development would only need to meet one of these criteria in order to be exempt from a MCUP. Therefore, the word "and" should be deleted and substituted with the word "or". The language should be modified to make it clear that only one of these exceptions needs to be met in order to exempt a development from a MCUP.

B. **Section 22.306.060 (2b):** The proposed CUP requirement for any grading that exceeds 2,500 cubic yards is of great concern to owners of very large properties. A CUP is a very reasonable requirement when dealing with a modest sized lot (for example a half acre or smaller). But on a site of an acre or more, 2,500 cubic yards is a pretty modest amount of grading.

The County needs to modify this requirement so that the grading threshold adjusts based on lot size. A CUP should be required for any grading that exceeds 2,500 cubic yards on a lot of 20,000 sq. ft. or less. While 5,000 cubic yards should be allowed on a lot of 20,000 to 40,000 sq. ft. and so on. This provision needs to be amended so as to not unnecessarily complicate developments on very large properties.

Also, rather than requiring a CUP, only a Minor Conditional User Permit should be required.

C. **Section 22.306.060 (4C):** As we mentioned previously, back in 2008 and 2009 we and the community worked with County Staff to develop Hillside Regulations for Altadena. After very careful study and discussion, all parties involved agreed on the ridgelines that would be considered "significant". It appears from the map attached to the draft ACSD document that the agreed upon ridgelines are noted. However, we would appreciate it if the County would provide a detailed map of these "significant" ridgelines with property lines included. We want to make sure that no changes have occurred following our prior agreement about this issue.

D. **Table 22.306.070 A - Yard Requirements:** We believe that the yard requirements set forth in this table are fair and reasonable ***when dealing with a relatively level lot.*** However, when dealing with a hillside situation, a property may have severe terrain which highly restricts the placement of a structure, very irregular lot dimensions (non-rectangular), be subject to other requirements such as grading limitations or ridgeline setbacks, and/or otherwise have conditions that make it impractical or impossible to conform with a front yard equal to the "smallest front yard on the same block". The same concerns apply to a side yard requirement of 10 percent of the average lot width.

It seems to us that these proposed requirements could unreasonably restrict the development of a property or even render it useless. We do not believe this is the intention of the community nor of the County. We would suggest that a way of solving this potential issue (in order to avoid a CDS Modification application) would be to include a MAXIMUM SETBACK requirement (which can be exceeded at the discretion of the property owner) just as a minimum setback is included. For instance, perhaps a minimum front yard setback of 20 feet but not required to exceed 30 feet.

Furthermore, some hillside parcels aren't even located on a traditional "block". For instance, take a look at APN 5862-010-003 or 5862-009-006 and please tell me how you would determine the setbacks for these properties. We believe the term "blocks" should not be utilized at all when discussing hillside areas.

It appears to us that the ACDS group could have been helped by having owners of large residential properties on that committee.

E. **Table 22.306.070 B -Height Limits: Please inform us of the height limit for lots greater than 20,000 sq. ft.**

F. **Section 22.306.070 b:** The requirement that the height of a structure that is built on fill material be measured from the previous "non-filled" grade could make a site impossible to develop given all of the other requirements that are included in this ordinance. We ask that the provisions of Section 22.306.090 B (the CSD Modification language) be worded more carefully in order to accommodate reasonable and necessary modifications to height (and other issues).

G. Regarding maximum height and stories, the draft language says that a "basement" shall be considered as one story while a "cellar" shall not. These terms are supposed to be defined somewhere in the document, but I have not been able to find a definition for these terms. we would appreciate a copy of all definitions that apply to this section of the proposed ordinance.

H. **Section 22.306.070 4 - Gross Structural Area and Lot Coverage:** As stated above, my neighbors and we own several unusually large parcels of land. The reasonable use and enjoyment of these properties may include the need for various future accessory buildings for storage of vehicles, equipment, supplies, etc. In addition, we would like the ability to develop a guest house and/or "granny flat" and possible other appropriate accessory structures, such as such storage buildings in addition to having the ability to expand the size of the existing residences.

The current draft language limits the area of Gross Structural Area and Lot Coverage to 9,000 sq. ft. **The 9,000 sq. ft. limitation is unfair and unreasonable for very large properties such as ours.**

The general concept appears to be to limit Lot Coverage to 25% of the land area plus 1,000 sq. ft. A Lot Coverage restriction based on this formula would seem to be reasonable when considering smaller lots. But when combined with other restrictions such as setbacks, height limits, etc., this formula would restrict the size of any development, regardless of lot size. **Such a Lot Coverage formula would therefore automatically appropriately limit both the Lot Coverage and the Gross Structural Area of any property with no need for a 9,000 sq. ft. limitation for either.**

We, therefore, request that that all references to GSA be eliminated from Section 22.306.070 4 entirely and that the 9,000 sq. ft. cap on Lot Coverage also be eliminated since the Lot Coverage formula already appropriately limits both Lot Coverage and GSA.

In the event references to GSA or a 9,000 sq. ft. cap on Lot Coverage and GSA are not removed from this section, the language of Section 22.306.070 4.c needs to be changed to make it clear that these restrictions may be modified through a CSD Modification application. The current language states "**In no event** shall the maximum GSA or maximum lot coverage exceed 9,000 square feet". The words "In no event" suggest that this provision is not subject to modification via a CSD Modification permit and that does not appear to be the intent. Would you please make this clarification?

I. **Section 22.306.090 A - Modification Procedure for Significant Ridgeline Protection**: There needs to be a provision that allows for a Conditional Use Permit in the event of "physical infeasibility". This was something that was discussed and agreed upon by everyone years ago when we drafted the Hillside Ordinance. Therefore, subsection 1 needs to be modified as follows: "Alternative sites within the project site have been considered and rejected due to **physical infeasibility or** the presence of documented hazards or the potential for greater damage to biota, as determined by a biologist; and. . ." There must be the potential for those seeking relief from the ridgeline requirements when required due to physical infeasibility conditions.

J. **Section 22.306.090 B - Modification of Development Standards:** This is a CRUCIAL provision to allow for reasonable and necessary modifications under appropriate circumstances. If properly constructed, this provision may address many of our concerns outlined above.

We areVERY CONCERNED about the language in the current draft that says "Not more than two written protests are received pursuant to subsection B.5 below". Does this mean that if more than two written protests are received that no CSD Modification application will be considered? If this is the intent, then this provision is egregiously unreasonable and unacceptable and seems to destroy the notion of a property owners right to get a fair hearing. A property owner should have the right to process a CSD Modification regardless of the number of any protest letters submitted. In the event this is not the intent, then the language should be changed to not give this impression.

Thank you for your careful attention to our concerns, suggestions and requests. We would appreciate a response to this letter.

Sincerely

Maria & Joseph DiMassa

Maria & Joseph DiMassa

Cc: Ms. Ayala Scott, County of Los Angeles General Plan and Housing Section
Altadena Town Council
Altadena Town Council, Land Use Committee

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Share your thoughts...

I would like any new buildings being built ~~[illegible]~~ the same ar to have a co

[redacted]

Do you have more questions?

Email: altadenacsd@planning.lacounty.gov
Phone: (213) 974-6476
Web: http://planning.lacounty.gov/altadena

Altadena CSD Update – Open House

Los Angeles County Department of Regional Planning

June 4, 2016 Altadena Elementary School

Share your thoughts...

We desperately need sidewalks on all of Altadena Drive. This is a safety problem with a tragic accident just waiting to happen.

The county right of way should be used to create a comprehensive system of curbs and sidewalks along all of Altadena Drive. This should be a priority, with determination to follow through despite the selfish protests of some homeowners.

[redacted]

Do you have more questions? why did the county back down on this plan some years ago.

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June 4, 2016 Altadena Elementary School

Share your thoughts...

Hedges: if 6' tall hedge is allowed in front yard at 10' set back from street, how can 3½' ht ~~no~~ maximum be upheld at boundary with neighbor's front yard. 6' hedge at boundary w neighbor should also be set back 10', or require step down to 3½'. Do not allow 6' hedge ht in front yd. between neighbors.

Complete Streets: More sidewalks are needed in Altadena, Especially on streets where speed limit > 25mph. I live on Altadena Dr, a part w/ no sidewalks. I feel very unsafe walking →

[redacted]

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June 4, 2016 Altadena Elementary School

down the street with my dogs. County should require that when homeowner landscapes down to the shoulder of the road, and there is no sidewalk, homeowner should provide/allow a path (paved, or DG, gravel, or easy lawn) for safe passage of pedestrians.

There are ~~many~~ several parts of Altadena Dr that have only a gutter, about 2' wide or less, for pedestrians to walk on. Homeowners have shrubbery or trees or tall groundcover (or even retaining wall) that do not permit ped ~~access~~ travel. Pedestrians often walk South from Pinecrest to Eaton Canyon Nature center.

Share your thoughts...

IN OUR NEIGHBORHOOD (LOT SIZES 10,000 – 20,000 FT²), EXISTING STRUCTURES IN MANY CASES HAVE SIDE + REAR SETBACKS OF ≤ 5 FT. THE 25 FT REAR SETBACK REQUIREMENT IN THE DRAFT CSD SEEMS ONEROUSLY LIMITING BY COMPARISON. PERHAPS THE REQUIREMENT COULD BE REFORMULATED IN A WAY THAT IS BASED ON NEIGHBORING, OR EVEN ADJACENT, PROPERTIES' EXISTING SETBACKS.

[redacted]

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June 4, 2016 Altadena Elementary School

Share your thoughts...

WE OBSERVE AN INCREASING NUMBER OF AESTHETICALLY DESIGNED FENCES IN RESIDENTIAL AREAS THAT FEATURE PANELS OF CORRUGATED STEEL,* SOMETIMES FRAMED WITH WOOD. SUCH FENCES APPEAR TO BE EXCLUDED BY THE LIST OF ALLOWED MATERIALS. THAT APPLIES TO BOTH FRONT AND REAR YARDS. PLEASE CONSIDER ADDING CORRUGATED STEEL, AT LEAST IN REAR YARDS.

* CORRUGATED STEEL CAN BE IN THE CLASSIC CROSS-SECTION: ~~~, OR IN CROSS-SECTIONS OFTEN USED FOR ROOFING: ⊓⊓⊓⊓, ETC. ALSO, IT CAN BE COATED OR UNCOATED.

[redacted]

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Share your thoughts...

+ DOES NOT TAKE INTO CONSIDERATION PRIVACY RIGHTS IN AN AGE OF GOOGLE MAP CARS, VIDEO CAMERAS WHICH RECORD, TRANSMIT VIA INTERNET & STORE FOOTAGE 24/7.

+ NEED TO HAVE DIFFERENT RULES & GUIDELINES FOR HANDSTRUCTURES VERSUS ORGANIC STRUCTURES SUCH AS HEDGES

+ THERE SHOULD BE GUIDELINES NOT RESTRICTIONS

[redacted] CASE BY CASE BASIS.

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Share your thoughts...

I would like to see the 3½ foot fence run enforced. Too many ugly high fences + hedges that block sight lines (not safe!) People keep adding them! They need to be stopped + reduced.

[redacted]

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Share your thoughts...

I think the average front yard setback is a superior solution.

New proposal could be disastrous.

[redacted]

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Share your thoughts...

Perhaps Bldg + Safety website can have more obvious links to Planning.

[redacted]

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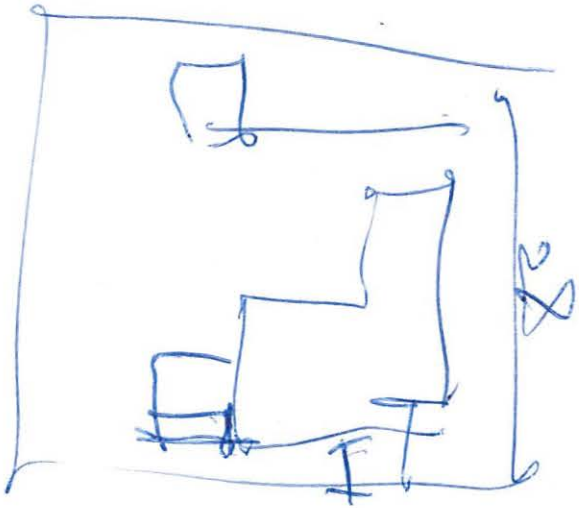

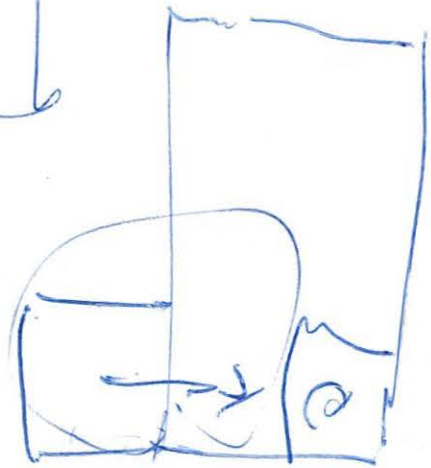

Share your thoughts... re: Single-family residential yard setbacks.

I strongly disagree with relaxing setback requirement from "average" to "smallest" on the block. This opens the way to total change of block character and reduction of property values because of lost "open" space between street and structures.

[redacted]

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Share your thoughts...

Would a burm/hugle be considered a fence or wall?

[redacted]

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Share your thoughts...

FRONT SETBACK. I am not able to build up on my lot due to front SETBACK. The AVERAGE SET BACK ON MY BLOCK IS SKEWED DUE TO 2 HOUSES WITH DOUBLE LOTS. MY CURRENT HOUSE WOULD be out of compliance with THE CSD. I have a ~~too~~ small lot ≐ 7800 sq. feet and only an 884 sq foot home. Changing the front Set Back would greatly help me NOT RUIN MY Home & Investment.

[redacted]

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Share your thoughts...

Fence / Shrubs that encroach upon the sidewalk do not allow me to pass safely (especially during flower-bee seasons).

Worse problem — bushes that are too high and too close to the street, note — when there's no sidewalk It is unsafe for walkers who cannot get out of the way of oncoming drivers at a blind corner.

Also — on parkway, high bushes block view when backing out of driveways

[redacted]

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Share your thoughts...

Concerned about residential private road set back. Lots extend to center of roadway on private roads. What prevents ambitious homeowners from developing property encroaching on the private road?

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Share your thoughts...

I'M INTERESTED IN ANY DISCUSSIONS REGARDING FILMING IN ALTADENA.

MY COMPANY, HOME SHOOT HOME, REPRESENTS HOMEOWNERS WHO WANT FILMING AT THEIR HOMES. SO I WOULD WELCOME THE OPPORTUNITY TO CONTRIBUTE TO THE DISCUSSION. I'VE ALSO BEEN A LOCATION MANAGER FOR 25 YEARS.

[redacted]

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Share your thoughts...

I am a Certified Massage Therapist in the State of California and had planned to massage in clients' homes part time in various cities in the Los Angeles area, as well as occassionally in my home. Is this possible, given that I live in Altadena (unincorporated community)?

[redacted]

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Share your thoughts...

On your list of prohibited use: yoga/spa retreat center. I teach yoga. It is not a retreat center. Classes are 1-1½ hr students come to class then leave. Why are these classes on the prohibited list. Class sizes are between 3-8 students.

Name:	*Do you have more questions?*
Address:	Email: altadenacsd@planning.lacounty.gov Phone: (213) 974-6476
Email:	Web: http://planning.lacounty.gov/altadena

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Share your thoughts...

I am concerned about complaints that I have heard from other communities about homes being purchased ~~sole~~ only for short-term rental purposes – URBO, HomeAway, etc – It would be better to be pro-active and make some regulations before it becomes a big problem.
Maintain a neighborhood!

[redacted]

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Share your thoughts...

1. 40 foot tall commercial 2 feet off the sidewalk too overbearing. MOST ALTADENA EXISTING commercial LESS THAN 24 feet. should have a farther setback from sidewalk as building rises over 24 ft AND a building set back to maintain view. See ALDI Building as a example of NO THANK you

2. Thirty years ago, after much outcry the community out lawed drive thrus on Lake. Drive thrus cause increased accidents on google land for automotive use and should NOT be re introduced.

(over)

[redacted]

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3. a Bench within the sidewalk set back, while desirable should not be one of the required architectural elements

4. A CUP required for a ice vending machine?

~~5. No need to widen Lincoln Below Venture None of those Neighbors have been notified of this potential plan. They need to be notified seperately~~

~~4.5.6~~

6. Implement aggressive active code enforcement? No budget for that and really this NOT what Altadena wants we want the Greta Garbo - To be left alone.

7. 20 foot rear yard set back TOTALLY unlike Actual Built altadena community many Garages @ zero lot line and a ten foot setback w/ a one story is very common in Altadena

8. No Difference to the goals of the code between cellar and basement. Neither should be counted as a story or in G.S.A

Share your thoughts... 9. Suggest that side yards be 20% of overall Lot width. min 3 foot for single story 5 foot for 2 story min. so minimum on one side, otherside makes up the rest. This is the Historical ALTADENA development in the AS BUILT community

10. This process has been conducted in almost secret many people have been asked to be involved and have been excluded repeatedly (over)

[redacted]

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11. Come to meeting I still cant get a Hard copy of this 40+ page Document its Almost impossible to study on the computer. I Have been requesting a copy of the commercial for 16 months its been Done that Long. I just found out Sussy Nemer and Edel Vizcarra wrote the residential section

12. ~~Why Not make the Back yard setback~~ ~~regulation~~ We Have repeatedly been told existing fences & shrubs would be grandfathered dont find that

13. map color for commercial areas – the various red designations are so close in tone cant tell whats what

14. front yard fences need to be allowed at 6 feet w/ a taller architectural element like a tori gate followed.

Share your thoughts...

15. ~~Why Whats the fee for a small cup?~~
Why is the Demi Cup fee STILL so HIGH? Should be down below $1000

16. No chain link fence unless covered Planning? No reason for this. Chain link is the safest Barrier for the Police.

17. The revision has the Ratio of complaints wrong. It should be three objections can stop ~~a cup~~ a business since these effect everyone and 5 objections for a single family since they have a far

[redacted]

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Lower impact

(over)

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18. Still object to Hicups like Dormers being required on all visible Roof Planes over 30 feet Long These serve No public Health and safety purpose, they are expensive increase the earthquake moment and heating an cooling costs just because someone Doesn't like a Clean Roof line

I'LL SEND More complete comments once I Have access to A HARD copy

Share your thoughts...

Section 22.306.060(2a)

Minor Conditional use should not be required for any new development

~~5000 cu yds~~ (2b) change grading requirement so that 5000 cu yds on lots of 20,000 to 40000 sq ft, 10,000 cu yds on lots of 40k to 60k, and so on.

(over)!

[redacted]

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Section 22.306.060 (4G)

Could you provide a detailed map of "significant ridgelines" with property lines included

Section 22.306.070A - yard requirements

you need to involve people who have large hillside lots. These requirements are adversely restrictive of large hillside lots only include maximum setbacks for large hillside lots

Table 22.306.070B - why fix the height limit for properties (lots) greater than 20,000 sq ft

Section 22.306.070 4 Gross Structural Area & Lot Coverage

Eliminate all references to GSA & the 9,000 sq ft cap on Lot Coverage since the Lot Coverage formula limits ~~not~~ already both Lot Coverage & GSA

Share your thoughts...

Section 22.306.090A Modification Procedure for Significant Ridgeline Protection
you need to add wording that would allow for seeking relief due to physical inexcusability conditions
Section 22.306.090 B Modification of Development Standards
This section is unreasonable & unacceptable. A property owner should have the right to process a CSD Modification no matter how many letters of protest are submitted. That's a democracy!

[redacted]

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Share your thoughts...

PLEASE CONSIDER ADOPTING THE CURRENT CITY OF LOS ANGELES PROPOSAL WITH REGARD TO SHORT-TERM (VACATION RENTALS) IN ALTADENA

I DO NOT WANT ANY VACATION RENTALS ON STREETS CORRECTLY ZONED AS R1

[redacted]

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Share your thoughts...

Filming concerns - # days in a residential zone - does this become a business that is not allowed?

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Share your thoughts...

I WOULD like any new building being built in ALTADENA stay in the SAME ARCHITECTURE Spanish, Mission Craft to Keep cohesiveness like beautiful SANTA Barbara. The more style choices you give the more HODGEPODGE and UNUNIFORMED and a UNCOHESIVE the city begins to look. Stop Cinder Block Prison structure buildings. HAVE mandatory set backs for TREES. Tress need to be mandatory in All parking lots like at Rite A on ALTADENA Drive

[redacted]

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Share your thoughts...

In regards to Lake Street - more pedestrian friendly - greenway
more artistic frontages

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Share your thoughts...

May I get a pdf of the Automotive Related

[redacted]

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Share your thoughts...

1.) Please require an entry – a door – on the Lake Ave (or Fair Oaks, or Lincoln, or Mariposa or Woodbury) side of the building. No exceptions.

2.) I like the suggested landscaped setback.

3.) Real windows on street side, not fake

[redacted]

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Share your thoughts...

1. Need much more community communication!
2. Need more copies of plans for public.
3. Are previous structures, gradings, heights of fences etc grandfathered in?
4. Post community meetings such as this on marquees including Altadena Community Center.
5. Inordinate number of group homes for children = severe problems impacting the public schools.
6. Need volunteers/workers who are familiar with this area.
7. Volunteers very pleasant.
8. Excellent job of keeping the citizens of Altadena in the dark.

[redacted]

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Share your thoughts...

Re: "One-time additions" (1)

I am very against giving an automatic approval for any residential encroachment into any established setbacks. This will lead to a 2nd story later

[redacted]

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Share your thoughts...

There needs to be more "local" meetings of this nature to inform the residents of Altadena. Locating them in different sections of the community would be positive.

I am very concerned of the "Aldi" project. What has been done so far is a slap in the face of community standards.

Committee should do a walk-a-foot to truly see the scope of Altadena, how special it is and how unique. Hopefully it will raise community awareness and pride.

[redacted]

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For Richard Bruckner – as promised – a little Humor! ☺

Share your thoughts...

I am very concerned about the appearance of the building being put up near Ralph's at Calaveras? and Lake Ave. (north-east corner) across from Eliot Middle School. It's ugly. No street appeal. Not at all our small-town standards desires. Offends pedestrian design of Altadena Community Standards.

55% clear material not observed by architect + builder.

RE: The Building

The architectural design,
In my view, it must align
To community desire,
So it won't raise my ire.
My acceptance of it, I decline!

[redacted]

e questions?

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Share your thoughts...

About "Add'l Design Standards": Item 2

Please remove "show windows or" from all options to ensure that developers don't game the term to put up "fake windows" as in the Charles Co. construction monstrosity on Lake + Calaveras.

[redacted]

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Share your thoughts...

Re Prohibited Signs vii, item 7:
Would this prohibit the signage at Cafe de Leche? If so, I oppose it, as I would oppose anything that worked against this wonderful new coffee shop.

[redacted]

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Share your thoughts...

I have put in 2 calls to enforcement and nothing was done.

1. property around 2443 (dont recall exact no.) N Altadena Drive. New Wall v closed to roadway Impedes pedestrian bath.
2. My neighbor put 4½' or 5' fence above 2½' retaining wall. New fence. No action was taken (1945 E Altadena Dr).

[redacted]

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Additional comments received at CSD Modification Table:

- 2 people upset about "streamlining process"

- 1 thought 300' is too ~~[illegible]~~ short

[redacted]

Share your thoughts... re: CSD Modification

The 300 foot notification requirement is inadequate to alert property owners who may be negatively impacted. In flat areas, the should be at least 500 ft and preferably remain at the present 1000 ft radius. In canyon/hillside areas, a property owner's modification on one side of a canyon may negatively impact viewshed, noise, etc of neighbors across the canyon. So, in non-flat areas, notification distance should be 1,000' to ensure that all property owners who would be affected are duly notified, and have an opportunity to object.

My preference is to keep the current 1000 ft radius for all proposed modifications in residential areas.

[redacted]

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Share your thoughts...

It would be helpful to know who was on the committee that drafted these guidelines. Could you send me that list.

[redacted]

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Share your thoughts...

No to changes in Existing CUP procedures Many R1 homes have only 1 neighbor. Why should we give up our right to regulate our property/land

[redacted]

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Share your thoughts...

I support the Additional Recommendations of the ATC CSD Committee, in particular, the additional design standards promoting pedestrian-friendly commercial construction.

Regarding signage, I would hope that the proposed CSD standards ALLOW for schools to have/use electronic marquee signs that display more information than just time & temp. These are important tools for our schools to engage both members of the school community and of the community at large.

[redacted]

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Share your thoughts...

This program was informative. I'm glad to know information about Residential and Commercial Zoning information. I haven't been actively ~~inf~~ involved in zoning or planning in Altadena in the past. However, I will count this forum as a beginning of me and my family being a part of the dialog. Thank you for this information.

[redacted]

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Share your thoughts...

WALKABILITY is key to Altadena — which means street side entrances. Critical that our CSD enforces/encourages this. More the intent of the old CSD - pedestrian interest/entrance — the enforceable codes

[redacted]

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