

Richard Marshalian

From: Michele Zack <michelez@sbcglobal.net>
Sent: Monday, July 18, 2016 11:27 AM
To: DRP Altadena CSD
Cc: Daniel Harlow; ed meyers; Mr. James A. Osterling; Marge Nichols
Subject: Michele Zack comments on Commercial updates
Attachments: CSD Comments, MZ.docx

Follow Up Flag: Follow up
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Dear County, more might be coming, I'm going through it bit by bit and wanted to make July 21 distribution. Thanks!
Michele Zack

MZ comments

B Visual Interaction

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

1. Isn't this what got us into trouble, having this "or". I read this to mean that ALL required percentages of street-facing walls could be "interior displays" and that NO windows or interior views are required. Is this what committee agreed to???

(2) Where a lot abuts a commercial corridor but no primary entrance is located facing such commercial corridor, at least 75 percent of the total width and 60 percent of the total area of the façade of the building's ground floor fronting the commercial corridor shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Mirrored, highly reflective materials, densely tinted glass, false windows, or materials offering no view of the interior shall not meet the requirements of this section.

1. I thought committee wanted to require a public entrance facing street on all new construction. Whether it is THE primary entrance or not is something to discuss.

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DRAFT ORDINANCE

3. (3) Transparent or lightly tinted material, such as glass, shall be used at or near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum of 20 percent of the building façade.
4. (4) All primary entrances or windows provided for the purposes of meeting the requirements of this section shall be located a maximum height of four feet above or below the sidewalk, as measured from midpoint at the base of the entrance or window. Where a window exceeds 20 feet in length, the measurement shall be taken at increments of 20 feet.

Richard Marshalian

From: David Mather <admather@sbcglobal.net>
Sent: Thursday, July 14, 2016 9:54 AM
To: DRP Altadena CSD
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
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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