

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012**

NEGATIVE DECLARATION

**PROJECT NO. 2016-000348-(5)
ENVIRONMENTAL CASE NO. 2016002556**

- 1. DESCRIPTION:** Altadena Community Standards District Amendment
- 2. LOCATION:** Community of Altadena
- 3. PROPONENT:**
County of Los Angeles, Regional Planning Department
- 4. FINDINGS OF NO SIGNIFICANT EFFECT:** Based on the initial study, it has been determined that the project will not have a significant effect on the environment.
- 5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:** The location and custodian of the record of proceedings on which the adoption of this Negative Declaration is based is:

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

PREPARED BY: Susan Tae, Community Studies North

DATE: June 27, 2016

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: Altadena Community Standards District Amendment/ Project No. 2016-000348-(5)/ Advance Planning Case No. 2016000640/ Environmental Assessment No. 2016002556

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Susan Tae (213) 974-6476; stae@planning.lacounty.gov

Project sponsor's name and address:

County of Los Angeles, Department of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012.

Project location: Unincorporated Altadena

APN: All parcels within the Altadena Community Standards District USGS Quad: Pasadena, Mt. Wilson

Gross Acreage: Approximately 5200 Acres

General plan designation: See Below.

Community/Area wide Plan designation: Altadena Community Plan: MD-Medium Density Residential; LMD-Low Medium Density Residential; LD-Low Density Residential; N-Non Urban Residential; E-Estate/Equestrian; NF-National Forest; GC-General Commercial; MU-Mixed Use Center; BP-Business Park; PR-Public & Private Recreation; MOS-Miscellaneous Open Space; I-Institutional; U-Utilities.

Zoning: A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area); A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area); R-1-7,500 (Single-Family Residential – 7,500 Square Feet Minimum Required Lot Area); R-1-8,000 (Single-Family Residential – 8,000 Square Feet Minimum Required Lot Area); R-1-10,000 (Single-Family Residential – 10,000 Square Feet Minimum Required Lot Area); R-1-20,000 (Single-Family Residential – 20,000 Square Feet Minimum Required Lot Area); R-1-40,000 (Single-Family Residential – 40,000 Square Feet Minimum Required Lot Area); R-2 (Two-Family Residential); R-2-P (Two-Family Residential – Parking); R-3 (Limited Density Multiple Residential); R-3-P (Limited Density Multiple Residential - Parking); R-4 (Medium Density Multiple Residential); C-1 (Restricted Business); C-2 (Neighborhood Business); C-3 (General Commercial); CPD (Commercial Planned Development); CM (Commercial Manufacturing); CM-DP (Commercial Manufacturing – Development Program); M-1 (Light Manufacturing); B-1 (Buffer Strip); P-R (Parking Restricted); R-R (Resort and Recreation).

Altadena's land use is predominantly residential, with use by percentage below:

Single Family Residential 77.99%

Multi-Family Residential 5.19%

Miscellaneous 6.10%

Government 5.30%

Institutional 2.76%

Commercial 2.32%

Recreational 1.10%
Industrial 0.18%
Irrigated Farm 0.05%

Description of project: The Altadena Community Standards District (CSD) encompasses the entire area of the census designated location of Altadena (Project Area). Altadena is an unincorporated community of Los Angeles County (County) bounded on the south, west, and east by the City of Pasadena, generally adjacent to the unincorporated community of Kinneloa Mesa on the east, the City of La Cañada-Flintridge on the west, and the Angeles National Forest adjacent to the north. As of the 2010 census the population of the Project Area was 42,777.

The proposed project (Project) consists of a zoning ordinance amendment to the existing Altadena CSD. The objective of the Project is to update residential and commercial uses and development standards of the CSD to implement the County General Plan, the Altadena Community Plan (Plan), and the Altadena Vision document, including proposals by the community that reflect current needs. The Project does not include any building or physical development.

The Project includes potential revisions to uses and development standards as well as procedures as summarized below:

RESIDENTIAL

- Addition of **bed and breakfasts** as a use subject to Conditional Use Permit (CUP) with development standards, in the R-1 and R-2 zones;
- Revision of **home-based occupations** to add uses with associated permitting and development standards for such uses as seamstress and tailor, digital photography lab, and picture framing as well as allow up to two home-based occupations and an additional employee per property, in the R-1 zone;
- Revision to **fences, walls and hedges** development standards including height to allow a greater height when located a minimum distance from property line, list of permitted and prohibited materials, and additional development standards where development standard modification is requested; and
- Revision to **yard** development standards for calculation of front yards, and minimum setbacks for flag lots.

COMMERCIAL

- Revision to allow **drive-through facilities** with associated permitting (ministerial except discretionary with a CUP where located adjacent to residentially-zoned property) and development standards;
- Revision to **auto service and incidental repair uses** permitting and development standards;
- Addition to permit **outdoor dining**;
- Revision to permitting for certain **uses**, including proposed ministerial uses (dog training) and proposed discretionary uses with a CUP (Automotive Uses), in C-1, C-2, and C-3 zones;
- Revision to **maximum building height** from 35 feet to 48 feet within the Lake Avenue Mixed Use Center Area;
- Revision of **building color** requirements to delete earth-tone requirement and permit neon colors when used as an accent;
- Revision to **architectural element** requirements to add possible elements and reduce required elements from five to three;
- Revision to **lighting** requirements where commercial uses are located adjacent to residentially-zoned properties;

- Revision to **other commercial development standards** to generally adapt existing Lake Avenue development standards, including signage (permitted types and development standards), building envelope and setbacks, to apply throughout commercially-zoned areas in the Project Area;
- Revision to **Areas** within the Project Area, including deletion of the West Altadena Area and renaming of the Lake Avenue Area and other amendments; and
- Revision to **parking** requirements for uses dependent on size of lot, date of construction of existing buildings, and expansion of certain uses such as outdoor dining as well as where required parking may be located.

OTHER AMENDMENTS

- Revision to existing **hillside development** permitting and development standards for consistency with countywide Hillside Management Areas Ordinance;
- Revision to existing **historic properties** provisions for consistency with the countywide Historic Preservation Ordinance; and
- Revision to **CSD modification** process for residentially-zoned and commercially-zoned areas, including from a Director's Review (CUP in R-1 zone) to a ministerial process with development standards and approval requirements, and notice radius from 1,000 feet to 300 feet.

ALTERNATIVE CSD AMENDMENTS

These additional alternative CSD amendments are described here as part of the Project for purposes of analysis under CEQA, and include:

- Revision of **home-based occupations** to add classes with a CUP and associated development standards in the R-1 zone;
- For **odd-shaped lots** with less than 50 feet of street frontage, define the front yard to be that portion of the lot that fronts onto the public street and allow 10 foot setback for all yards;
- Revision to allow a **one-time single-family residence addition** of up to 500 square feet and a total height of 15 feet, to encroach into the required side yard setback where the addition continues the plane of the existing building;
- Revision to allow **second units** by right for homes served by septic systems (countywide, second units without public sewer currently require a CUP);
- Revise to waive all **commercial parking** requirements for a change of use in an existing structure or addition to an existing structure, on commercial lots less than 5,000 square feet.

The draft CSD ordinance amendment and associated maps are attached as Appendix A; the alternative CSD amendments are attached as Appendix B. The format of draft CSD and alternative amendments match Title 22 of the County Code. Additional discussion of certain provisions is below:

RESIDENTIAL

Bed and Breakfasts

Currently single-family homes may accommodate up to four renters as an accessory use in the R-1 zone under County Code Section 22.20.080; the existing provisions do not specify whether renters are short-term or long-term. The Project proposes to permit bed and breakfast establishments with three or more guest rooms with a CUP in the R-1 and R-2 zones and subject to certain development standards, including minimum lot size (10,000 square feet or greater), on-site parking requirements, location of guest rooms, and regulation of any on-site events. Bed and breakfast establishments in the R-1 and R-2 zones would be required to comply with all development standards of the respective zone such as height and setbacks as well as comply with the additional use-specific standards such as on-site guest parking and limiting on-site dining to guests to minimize impacts on surrounding properties, and location of guest rooms within the primary residence to retain a single-family residential character. Additionally, the CUP is a discretionary permit, and project-level analysis of site

specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed.

Home-Based Occupations

Currently home-based occupations are permitted in the R-1 zone, and subject to a number of development standards (County Code Section 22.20.020; including limits to hours of operation, deliveries, pedestrian and vehicular traffic, and other standards to maintain compatibility with a residential neighborhood character. The Project proposes to add three additional home-based occupations permitted in the R-1 zone through a ministerial site plan review: seamstress/tailor, picture framing, and digital photography lab. Additional development standards for these additional uses include regulation of the number of machines and/or associated business supplies (e.g. finished wood assembly), and that these home-based occupation activities shall be conducted in an approved indoor space. The Project further proposes to allow up to two home-based occupations per property, and each property may have up to two non-resident employees. Home-based occupations would be required to continue to comply with all development standards of the respective zone such as height and setbacks as well as comply with use-specific standards, except where modified by the Project.

Alternative CSD amendments include the addition of classes as a permitted home-based occupation with a CUP in the R-1 zone. Classes would be required to comply with all development standards of the respective zone such as height and setbacks as well as comply with additional use-specific standards such as on-site guest parking, and alternative hours of operation to minimize impacts on surrounding properties. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time that classes as a home-based occupation is proposed.

Fences, Walls and Hedges

Currently height and location of fences, walls and landscaping that serve the same purpose as a fence or hedge, are regulated by countywide provisions in the R-1 zone (County Code Section 22.48.160). The Project proposes to allow fences and walls up to six feet in height in the front yard where located a minimum distance from the property line or roadway, whichever is greater. The Project also adds development standards for types of materials for fences and walls as well as clarify height measurement. The Project further establishes minimum development standards where modifications to fence and wall standards are proposed. These include minimum distance from edge of driveway, and property line. The modification process is further described below.

Building Color and Architectural Elements

Currently the CSD regulates building color through requirement of earth-tone and muted colors, and architectural elements including requirement of five architectural features, Mediterranean design and stucco material. The Project proposes to change the required architectural features from five to 3, and eliminate requirement of Mediterranean design and stucco as well as earth tone and muted pastels colors. Neon colors would not be permitted other than as an accent color, or not greater than 20% of any structure frontage.

Building Height

The adopted Plan limits commercial structure heights to 35 feet in all areas other than the Lake Avenue Mixed Use Center Area (Mixed Use Center). The Mixed Use Center is bounded by Calaveras Street, El Molino Avenue, and generally by Altadena Drive and Lake Avenue. This Mixed Use Center is designated as the commercial center of Altadena through the Plan, with intent for increased density and height. The Mixed Use Center is an urbanized center in an existing generally urbanized area. Furthermore, the Mixed Use Center is adjacent and mostly surrounded by institutional and multi-family residential uses, some of which have heights around or above 48 feet, similar to the Project's proposal. The Project's revision to update the maximum

height of commercial structures in the Mixed Use Center implements and ensures consistency with the adopted Plan.

Drive-Through Facilities

Currently there are approximately 4 drive-through facilities within the Project Area. These drive through facilities were established through a prior CUP, or were existing prior to earlier CSD amendments regulating drive-through facilities. Current regulations also ensure that driveway locations are reviewed by County Department of Public Works for all commercial properties. The Project allows drive-through facilities through permitting based on location, with a CUP for properties adjacent to residentially-zoned property, and a ministerial site plan review for all other locations. The Project also proposes development standards including required buffers, location requirements for the cashier microphone, and a cleanup plan.

OTHER AMENDMENTS

Hillside Development

Currently hillside development is regulated through permitting and development standards of the Hillside Management Areas (HMA) Ordinance and CSD. The HMA Ordinance was updated in 2015, and requires a CUP for grading exceeding 15,000 cubic yards as well as establishes guidelines for hillside design. The CSD requires a CUP for development in hillside areas with slopes 25% and greater, and for grading that exceeds 2,500 cubic yards. The Project proposes amendments to align the CSD with updated countywide regulations while retaining the existing grading threshold within the Project Area. Impacts of the HMA Ordinance were analyzed in the certified Environmental Impact Report (EIR) for the 2035 County General Plan Update. Furthermore, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time that hillside development is proposed.

Historic Properties

Currently regulation of historic properties is regulated through designation and permitting of the Historic Preservation Ordinance and CSD. The Historic Preservation Ordinance was adopted in 2014, and establishes a process to locally designate historic structures or districts, and a permitting process for designated structures or districts. The CSD lists certain properties within the Project Area as well as a process to consult with the Landmarks Commission and Altadena Heritage. The Project proposes amendments to align the CSD with updated countywide regulations, including regulation of additional properties designated through the Historic Preservation Ordinance, while retaining the existing consultation requirement with Altadena Heritage.

CSD Modification

Currently modifications to CSD development standards are regulated through the CSD. In R-1 zone, a CUP is required for any modification to development standards; in other residential zones a CSD Modification process is required, as established in the CSD. Modifications to development standards within the Lake Avenue and West Altadena Areas are also subject to a CSD modification (Minor Variation) process as established in the CSD. The Project proposes to amend the CSD Modification process to a CSD Modification as a site plan review subject to development standards and requirements for approval. For modifications to fences and walls, such development standards include location and study requirements to ensure adequate line of sight for pedestrians and vehicles. . The revised CSD Modification process retains a statement by the applicant describing the project and need for modification, and how the request is consistent with the Plan and CSD objectives. The requirements for approval include procedures for protests, action, and the request for public hearing process to reflect the existing process to the extent feasible, and ensures that substantive modifications are considered by the appropriate decision-making body. Where modification requests exceed or deviate from the development standards, such requests will require other permitting as specified in the CSD

Surrounding land uses and setting:

The Project Area is partially surrounded and immediately north of the City of Pasadena, generally east of the City of La Canada – Flintridge, and west of the unincorporated community of Kinneloa Mesa, and immediately south of the Angeles National Forest. Surrounding land uses also include the large institutional research centers and related commercial uses of the Jet Propulsion Laboratory, which is immediately west of the Project Area.

The surrounding land uses by the City of Pasadena include institutional uses, single family residential, and a large Open-Space zone immediately to the west of the Project Area; and General Industrial, Single Family Residential, Multi-Family Residential, and General Commercial uses to the south. The Project Area is adjacent to single family residential and open space uses in the City of Pasadena to the east.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
<u>N/A</u>	<u>N/A</u>
_____	_____

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>R2015-01896/RCUP-201500074/RTM-TR073596/ROAK-210500017/RENV-2015-00074</u>	<u>Seven single-family lots, one open space lot and one debris basin lot. - Open</u>
<u>R2015-20165/RCUP-201500085</u>	<u>ABC CUP (type 41) and interior tenant improvement to add ADA restroom. C-3 zone, Lake Avenue Area - Open</u>
<u>R2012-02540/RPPL2016001738</u>	<u>New 27,108 square foot supermarket - Open</u>
<u>R2014-02411/RMCP-201400014/RCOC-2014129/RENV-201400194/ROAK-201400035</u>	<u>New single-family residence in Hillside Management Area Appealed to Board of Supervisors</u>

Reviewing Agencies: [See [CEQA Appendix B](#) to help determine which agencies should review your project]

Responsible Agencies

- None
- Regional Water Quality Control Board:
- Los Angeles Region
- Lahontan Region
- Coastal Commission
- Army Corps of Engineers

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
-

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
-

Trustee Agencies

- None
- State Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- DPW: (delete those that don't apply)
- Land Development Division (Grading & Drainage)
- Geotechnical & Materials Engineering Division
- Watershed Management Division (NPDES)
- Traffic and Lighting Division
- Environmental Programs Division
- Waterworks Division
- Sewer Maintenance Division

- Fire Department (delete those that don't apply)
- Forestry, Environmental Division
- Planning Division
- Land Development Unit
- Health Hazmat
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
-

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

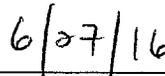
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|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Population/Housing |
| <input checked="" type="checkbox"/> Agriculture/Forest | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings
of Significance |
| <input checked="" type="checkbox"/> Geology/Soils | | |

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



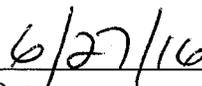
Signature (Prepared by)



Date



Signature (Approved by)



Date

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be visible from or obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **Less Than Significant Impact.** Although the Project Area does contain hillside areas and significant ridgelines, the Project includes updates to permitting and development standards related to hillside areas for greater consistency with the HMA Ordinance. The Project retains its existing grading threshold of 2,500 cubic yards, so that more projects to be reviewed under the Project with an HMA CUP than countywide provisions and therefore resulting in greater environmental protections and additional CEQA analysis on a project-level basis when development is proposed.

The Project also proposes an increase in maximum height by 13 feet or one story, within the urbanized area of the Mixed Use Center Area. This maximum height of 45 feet within the Mixed Use Center was considered in the adopted Plan which identified building heights within the Project Area. Commercial development in Mixed Use Center is located sufficiently away from scenic vistas to not have a significant impact on scenic vistas. The Project also amends development standards regarding daylight plane to preserve views and prevent substantial shadows.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Other amendments are procedural and would not affect the existing visual character or quality of the Project Area and its surroundings.

Therefore the Project would have a less than significant adverse impact on these resources.

b. Less Than Significant Impact. The Project Area includes existing riding and hiking trails, within and connecting to nearby Eaton Canyon Park and Nature Center which have some views overlooking the urban area of the western San Gabriel Valley, of which the Project Area is located in the northwestern portion. The Project Area is generally built out with urban and suburban development. The Project includes updates to permitted uses and development standards in residential and commercial zones.

Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. These amendments will improve the visual character of residential neighborhoods by updating regulations that better scale the size and location of the fence, wall or hedge with the existing neighborhood character. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone including height and setbacks as well as additional use-specific development standards such as limited signage. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center which is 2/3 of a mile away from the nearest railway segment, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. This Mixed Use Center is located in an already urbanized commercial area within the Project Area, is limited in scope, and implements the Plan that establishes the 48-foot height limit. Other structures near the Mixed Use Center include one structure approximately 100 feet tall, and other structures over 50 feet tall. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design. The Project also amends development standards regarding daylight plane to preserve views and prevent substantial shadows.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. With the existing HMA Ordinance and Project amendments, development in hillside areas would require a CUP and subject to additional sensitive hillside design measures. As the CUP is a discretionary permit, project-level analysis of site specific environmental impacts will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not affect the existing visual character or quality of the Project Area and its surroundings. The Project also includes amendments for procedures for development standards modifications.

Therefore, the Project would have a less than significant adverse impact to any views or hiking trails in the rural areas of the community or adjacent to the Project Area.

c. No Impact. The Project does not include any provisions would substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. There are no historic buildings within a state scenic highway within the Project Area and therefore there is no impact to these resources.

d. Less Than Significant Impact. The Project includes amendments to residential and commercial development standards. Related to residential, the Project amends uses and development standards to fences,

walls and hedges that serve the same purpose as fences and walls. These amendments will improve the visual character of residential neighborhoods by updating regulations that better scale the size and location of the fence, wall or hedge with the existing neighborhood character. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards such as limited signage. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. This Mixed Use Center is located in an already urbanized commercial area within the Project Area, is limited in scope, and implements the Plan that establishes the 48-foot height limit. Other existing structures near the Mixed Use Center include one structure approximately 100 feet tall, and other structures over 50 feet tall. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design. The Project also amends development standards regarding daylight plane to preserve views and prevent substantial shadows.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Other amendments are procedural and would not affect the existing visual character or quality of the Project Area and its surroundings.

The Project does not include any changes to zoning or development standards which would substantially degrade the existing visual character or quality of the site and its surroundings because of the height, bulk, pattern, scale, character or other features. Therefore it is determined that the Project will have a less than significant impact on the existing visual character of the Project Area.

e. Less Than Significant Impact. The Project includes amendments to residential and commercial development standards. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. These amendments will improve the visual character of residential neighborhoods by updating regulations that better scale the size and location of the fence, wall or hedge with the existing neighborhood character. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards such as limited signage. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. This Mixed Use Center is located in an already urbanized commercial area within the Project

Area, is limited in scope, and implements the Plan that establishes the 48-foot height limit. Other existing structures near the Mixed Use Center include one structure approximately 100 feet tall, and other structures over 50 feet tall. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design. The Project also includes requirements for a 5 foot lighting setback, and fully shielded fixtures for exterior lighting where commercial development is adjacent to residential zones, and amends development standards regarding daylight plane to preserve views and prevent substantial shadows.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Other amendments are procedural and would not affect the existing visual character or quality of the Project Area and its surroundings.

The Project does not include any changes to zoning or development standards which would substantially create a new source of substantial shadows, light or glare which would adversely affect day or nighttime views in the Project Area. Therefore it is determined that the Project will have a less than significant impact on the existing visual character of the Project Area.

2. AGRICULTURE / FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	<i>Less Than Significant</i>		
<i>Potential ly Significa nt Impact</i>	<i>Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>	<i>No Impa ct</i>

Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Result in the loss of forest land or conversion of forest land to non-forest use?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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EVALUATION OF ENVIRONMENTAL IMPACTS

- a. **No Impact.** The Project Area contains no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance and therefore the Project will have no impact on any of those designated areas.
- b. **No Impact.** The Project Area contains only a very small area of A-1 zone, and a small area of A-1-10,000 zone in mountainous terrain which is not suitable or used for farmland. The Project Area contains no Agricultural Opportunity Areas nor any parcels with a Williamson Act contract and therefore the Project will have no impact on those designated areas.
- c. **No Impact.** The Project does not amend conflict with existing zoning or propose to amend zoning that would affect forest land or timberland. The Project proposes uses and development standards within existing residential and commercial zones, and therefore the Project will have no impact on forest resources.
- d. **Less Than Significant Impact.** The Project Area includes parcels within the Angeles National Forest, zoned R-1-7,500, R-1-10,000, R-1-20,000, R-2, C-2, A-1-10,000 and W. The Project includes amendments to residential and commercial development standards. Related to residential, the Project amends uses and development standards to related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Home-based occupations are permitted as accessory to a primary residence, and additional development standards are included to ensure that home-based occupations are consistent with residential character. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards such as location of guest rooms and facility limited to guests. Alternative amendments related to classes as a home-based occupation require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed, such as impacts to any forest resources.

The Project also proposes changes to commercial zone uses and development standards, including the C-2 zone, to retain maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project does not include any changes to zoning or development standards which would result in a loss of forest resources or conversion of forest land in the Project Area. Therefore it is determined that the Project will have a less than significant impact on the loss or conversion of forest land resources.

- e. **Less Than Significant Impact.** The Project does not contain any provisions to convert farmland to non-agricultural use nor convert forest land to non-forest use. There is no designated farmland in the Project Area. There is designated forest land within the Project Area; however the Project, as described in the Project Description and analyzed in section d above, is determined to have a less than significant impact to the forest resources.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS

a, b. **Less Than Significant.** The Project Area is located within the SCAQMD, and the Project is not a development or building project.

The Project includes amendments to residential and commercial development standards. Related to residential, the Project amends uses and development standards to permit bed and breakfast establishments with three or more guest rooms with a CUP, which would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including drive-through facilities and other businesses will be allowed with certain restrictions and development standards, including a CUP for facilities proposed adjacent to residentially-zoned property and requirements for buffers and setbacks. Other amendments include development standards related to auto service uses within an enclosed building.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Under the HMA Ordinance, a CUP is required for development in hillside areas exceeding 2,500 cubic yards of grading. As the CUP is a discretionary permit, project-level analysis of site specific environmental impacts, including any impacts on air quality from grading, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not conflict or affect the implementation of the SCAQMD air quality plan nor violate any air quality standard within the Project Area.

The Project does not include any changes to zoning or development standards which would conflict or affect the implementation of the SCAQMD air quality plan nor violate any air quality standard within the Project Area. Any new developments would be required to comply with the mandatory measures of the Community Climate Action Plan in the General Plan as well as existing building regulations. Therefore it is determined that the Project will have a less than significant impact on the implementation of the SCAQMD air quality plan nor violate any air quality standard within the Project Area.

- c. **Less Than Significant.** The Project Area is located within a non-attainment region under federal and state ambient air quality standards.

The Project includes amendments to residential and commercial development standards. Related to residential, the Project amends uses and development standards to permit bed and breakfast establishments with three or more guest rooms with a CUP, which would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including drive-through facilities and other businesses will be allowed with certain restrictions and development standards, including a CUP for facilities proposed adjacent to residentially-zoned property and requirements for buffers and setbacks. Other amendments include development standards related to auto service uses within an enclosed building.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Under the HMA Ordinance, a CUP is required for development in hillside areas exceeding 2,500 cubic yards of grading. As the CUP is a discretionary permit, project-level analysis of site specific environmental impacts, including any impacts on air quality from grading, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not result in a cumulatively considerable net increase of any criteria for which the region is non-attainment.

The Project does not include any changes to zoning or development standards which would cumulatively considerable net increase of any criteria for which the region is non-attainment. Cumulative short-term, construction-related emissions and long-term, operational emissions of any criteria pollutant from the Project for which the region is in non-attainment would not contribute considerably to any potential cumulative air quality impact as emissions would not exceed any SCAQMD daily threshold. Furthermore, any projects occurring in the Project area as well as other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation from State CEQA requirements where applicable, and the mandatory measures of the Community Climate Action Plan in the General Plan as well as existing building regulations. Therefore it is determined that the Project will have a less than significant impact on the non-attainment of criteria pollutants within the Project Area.

- d. **Less Than Significant.** Sensitive receptors are those segments of the population that are most susceptible to poor air quality such as children, the elderly, the sick, and athletes who perform outdoors. Land uses associated with sensitive receptors include residences, schools, playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. These uses are located throughout the Project Area.

The Project includes amendments to residential and commercial development standards. Related to residential, the Project amends uses and development standards to permit bed and breakfast establishments with three or more guest rooms with a CUP under the proposed Project, would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards such as adequate on-site parking. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including drive-through facilities and other businesses will be allowed with certain restrictions and development standards, including a CUP for facilities proposed adjacent to residentially-zoned property and requirements for buffers and setbacks. As the CUP is a discretionary permit, project-level analysis of site specific environmental impacts, including any impacts on sensitive receptors, will be required under CEQA at such time a drive-through facility is proposed. Other amendments include development standards related to auto service uses within an enclosed building.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Under the HMA Ordinance, a CUP is required for development in hillside areas exceeding 2,500 cubic yards of grading. As the CUP is a discretionary permit, project-level analysis of site specific environmental impacts including any impacts on sensitive receptors, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not expose sensitive receptors to substantial pollutant concentrations within the Project Area.

The Project does not include any changes to zoning or development standards which would not expose sensitive receptors to substantial pollutant concentrations within the Project Area. Cumulative short-term, construction-related emissions and long-term, operational emissions would not result in exposure to sensitive receptors of substantial pollutant concentrations. Furthermore, any projects occurring in the Project area as well as other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation from State CEQA requirements where

applicable, and the mandatory measures of the Community Climate Action Plan in the General Plan as well as existing building regulations. Therefore it is determined that the Project will have a less than significant impact on exposure of substantial pollutant concentrations to sensitive receptors within the Project Area.

e. Less Than Significant.

The Project includes amendments to residential and commercial development standards. Related to residential, the Project amends uses and development standards to permit bed and breakfast establishments with three or more guest rooms with a CUP under the proposed Project, would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial accessory uses such as picture framing, seamstress/tailor and digital photography lab, are permitted within an enclosed indoor space. For the picture framing home-based occupation, only assembly of finished wood or other finished products are proposed to be permitted; all paints, stains and varnishes to be used would be required to be conducted indoors, inside a residence or approved accessory structure other than garages, and in a properly-ventilated area, and cause no dust, odors or toxic chemicals to be detected beyond the property. The seamstress/tailor home-based occupation is proposed to have a maximum of four portable non-commercial sewing machines and two employees. The digital photography lab as a home-based occupation would use office-type equipment; chemicals and dark rooms customary with traditional photography labs, would be prohibited. All home-based occupation activity is currently and will continue to be required by the Project to take place indoors. As a result, none of these changes would be expected to create objectionable odors affecting a substantial number of people. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including drive-through facilities and other businesses will be allowed with certain restrictions and development standards. Drive-through establishments would be permitted with a CUP when adjacent to residentially-zoned property, and subject to development standards including buffers and setbacks. As the CUP is a discretionary permit, project-level analysis of site specific environmental impacts will be required under CEQA at such time a drive-through facility adjacent to residentially-zoned property is proposed. Currently, countywide Title 22 regulations allow drive-through facilities as accessory uses to restaurants and eating establishments in most zones. If queuing and site requirements are met, no discretionary action is required to establish a drive-through from countywide requirements. As referenced in the General Plan EIR, existing regulations and development standards for drive-through establishments required by existing code would make the impact less than significant. Within the proposed Project, drive-through establishments not adjacent to residential (potential sites total approximately 200 parcels or less than 1.5 percent of the total parcels in the Project Area) are held to as high or higher standard than countywide requirements for these relevant zones, making the impacts less than significant. Other amendments include development standards related to auto service uses within an enclosed building.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Under the HMA Ordinance, a CUP is required for development in hillside areas exceeding 2,500 cubic yards of grading. As the CUP is a discretionary permit, project-level analysis of site specific environmental impacts including any creation of objectionable odors affecting a substantial number of people, will be required under CEQA at such

time hillside development is proposed. Other amendments are procedural and would not expose sensitive receptors to substantial pollutant concentrations within the Project Area.

The Project does not include any changes to zoning or development standards which would not expose sensitive receptors to substantial pollutant concentrations within the Project Area. Cumulative short-term, construction-related emissions and long-term, operational emissions would not result in exposure to sensitive receptors of substantial pollutant concentrations. Furthermore, any projects occurring in the Project area as well as other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation from State CEQA requirements where applicable, and the mandatory measures of the Community Climate Action Plan in the General Plan as well as existing building regulations. Therefore it is determined that the Project will have a less than significant impact on exposure of substantial pollutant concentrations to sensitive receptors within the Project Area.

4. BIOLOGICAL RESOURCES

	<i>Less Than Significant</i>		
<i>Potential ly Significa nt Impact</i>	<i>Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>	<i>No Impa ct</i>

Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **Less Than Significant.** The Project includes amendments to residential and commercial development standards. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design. The Project also includes requirements for a 5 foot exterior lighting setback and fully shielded fixtures for exterior lighting where commercial development is adjacent to residential zones.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including species identified by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not affect listed species within the Project Area.

The Project does not include any changes to zoning or development standards which would add development or propose habitat modification in any natural areas nor would disturb or modify habitats of any species in any local or regional plan or policies or regulations or by the California Department of Fish and Wildlife or

the U.S. Fish and Wildlife, within the Project Area. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

b. Less Than Significant. The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building in or development of areas containing oak woodlands, coastal sage scrub, or within non-jurisdictional wetlands. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design. The Project also includes requirements for a 5 foot lighting setback, and fully shielded fixtures for exterior lighting where commercial development is adjacent to residential zones

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any sensitive natural communities identified in local or regional plans, policies, regulations or by CDFW or USFWS, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on any sensitive natural communities within the Project Area.

The Project does not include any changes to zoning or development standards which would have a substantial adverse effect on any sensitive natural communities, within the Project Area. All environmental regulations, including the recently adopted Los Angeles County General Plan, including policies such as “Policy C/NR 4.1: Preserve and restore oak woodlands and other native woodlands that are conserved in perpetuity with a goal of no net loss of existing woodlands,” and all others at the county, state and federal level addressing oak woodlands, sage scrub and riparian habitats designed to protect sensitive natural communities will remain intact, unchanged and applied when required as is currently, and after the Project. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

c. Less Than Significant. The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would adversely affect any federal or state protected wetlands or waters of the United States. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space.

Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any adversely affect any federal or state protected wetlands or waters of the United States, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on any federal or state protected wetlands or waters of the United States, within the Project Area.

The Project does not include any changes to zoning or development standards which adversely affect any federal or state protected wetlands or waters of the United States, within the Project Area. The Project does not contain proposals for development, building, or construction of any type which adversely affect any federal or state protected wetlands or waters of the United States. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

d. Less Than Significant. The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development reasonably foreseen to have any significant impact on migratory fish or wildlife species, established native resident or any native wildlife nursery sites. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to

an HMA CUP, and project-level analysis of site specific environmental impacts including any reasonably foreseen to have any significant impact on migratory fish or wildlife species, established native resident or any native wildlife nursery sites, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on any migratory fish or wildlife species within the Project Area.

The Project does not include any changes to zoning or development standards which may be reasonably foreseen to have any significant impact on migratory fish or wildlife species, established native resident or any native wildlife nursery sites, within the Project Area. The Project does not contain proposals for development, building, or construction of any type which may be reasonably foreseen to have any significant impact on migratory fish or wildlife species, established native resident or any native wildlife nursery sites. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

e. **Less Than Significant.** The Project Area contains oak trees, which are subject to the Oak Tree Ordinance and an Oak Tree Permit prior to removal or encroachment of any oak trees. As the Oak Tree Permit is discretionary, project-level analysis of site specific environmental impacts will be required under CEQA at such time an oak tree or multiple trees are proposed to be impacted. Oak woodlands are analyzed as part of any CEQA analysis for discretionary projects, and subject to appropriate mitigation.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building in or development that would convert oak woodlands, or oak or other unique native trees. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including conversion of oak woodlands, or oak or other unique native trees, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on any oak woodlands within the Project Area.

The Project does not include any changes to zoning or development standards which may convert oak woodlands, or oak or other unique native trees, within the Project Area. The Project does not contain proposals for development, building, or construction of any type which may convert oak woodlands, or oak or other unique native trees. All currently applicable federal, state and county environmental regulations will still be applicable for all affected properties within the Project Area. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

f. Less Than Significant. The Project Area contains designated SEAs and Conceptual SEAs, which are areas identified with potential biological resources as part of the SEA update and may be adopted as part of future community-level planning. Currently development in SEAs are regulated through the SEA Ordinance, which requires a CUP with project-level analysis of site specific environmental impacts under CEQA at such time development within an SEA is proposed. The Project Area does not contain SERAs or Wildflower Reserve Areas.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development in SEAs that conflict or are different than what is required by the existing regulatory setting. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any development in SEAs, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on SEAs within the Project Area.

The Project does not include any changes to zoning or development standards which may conflict with existing policies regarding SEAs within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would conflict or be different than what is required by the existing regulatory setting for SEAs. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

g. No Impact. There are no adopted state, regional, or local habitat conservation plans within the Project Area. Therefore there is no impact.

5. CULTURAL RESOURCES

		<i>Less Than Significant</i>		
	<i>Potential ly Significa nt Impact</i>	<i>Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>	<i>No Impa ct</i>

Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?

- d) Disturb any human remains, including those interred outside of formal cemeteries?

- e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in CEQA Public Resources Code § 21074?

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **Less than Significant.** The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would adversely change a historical resource. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and

required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any adverse change to a historical resource, will be required under CEQA at such time hillside development is proposed. The Project retains existing language that exempts specific identified resources as exempt, and further provides consistency with the recently adopted Historic Preservation Ordinance where landmarks are so designated. Other amendments are procedural and would not have a substantial adverse effect on historical resources within the Project Area.

The Project does not include any changes to zoning or development standards which may adversely change a historical resource within the Project Area; the Project retains exemptions for certain identified resources from the CSD to protect their historical integrity and amends provisions to ensure consistency with the Historic Preservation Ordinance. The Project does not contain proposals for development, building, or construction of any type which would adversely change a historical resource. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

b. Less than Significant. The Project includes amendments to residential and commercial development standards; the proposed Project is not a development or building project and does not contain any provisions for building in or development that would adversely change the significance of an archaeological resource. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any development

that may adversely change the significance of an archaeological resource, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on archaeological resources within the Project Area.

The Project does not include any changes to zoning or development standards which may adversely change the significance of an archaeological resource within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would adversely change the significance of an archaeological resource. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

c. Less than Significant Impact. The Project includes amendments to residential and commercial development standards; the proposed Project is not a development or building project and does not contain any provisions for building in or development that would adversely change the significance of a paleontological resource. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any development that may adversely change the significance of a paleontological resource, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on paleontological resources within the Project Area.

The Project does not include any changes to zoning or development standards which may adversely change the significance of a paleontological resource within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would adversely change the significance of a paleontological resource. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

d. Less than Significant Impact. The Project includes amendments to residential and commercial development standards; the proposed Project is not a development or building project and does not contain any provisions for building in or development that would disturb any human remains. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose

as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any disturbance of any human remains, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on human remains within the Project Area.

The Project does not include any changes to zoning or development standards which may disturb any human remains within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would disturb any human remains. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

e. Less Than Significant Impact. The Project Area is located within the notification areas of the Fernandeño Tataviam Band of Mission Indians.

The Project includes amendments to residential and commercial development standards; the proposed Project is not a development or building project and does not contain any provisions for building in or development that would adversely change the significance of a tribal cultural resource. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any development that may adversely change the significance of a tribal cultural resource, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not have a substantial adverse effect on tribal cultural resources within the Project Area.

The Project does not include any changes to zoning or development standards which may adversely change the significance of a tribal cultural resource within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would adversely change the significance of a tribal cultural resource. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

6. ENERGY

	<i>Potential ly Significa nt Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>	<i>No Impa ct</i>
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Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **No Impact.** All of the provisions of the County Green Building Standards Code (L.A. County Code Title 31) which are currently applicable to development in Project Area will remain in force and be applied with the adoption of the Project. Therefore its enactment will not be in conflict with and will have no adverse impact on the Green Building Standards.

b. **No Impact.** All of the relevant provisions in Appendix F of the CEQA Guidelines will be remain applicable to properties in the Project Area with the adoption of the Project and will therefore not involve inefficient use of energy resources and will have no adverse impact to energy resources.

7. GEOLOGY AND SOILS

	<i>Potential ly Significa nt Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>	<i>No Impa ct</i>
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Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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ii) Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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iii) Seismic-related ground failure, including liquefaction and lateral spreading?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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iv) Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in substantial soil erosion or the loss of topsoil?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?
- f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.217) or hillside design standards in the County General Plan Conservation and Open Space Element?

EVALUATION OF ENVIRONMENTAL IMPACTS

a. Less Than Significant Impact.

i. The Project Area is located on the western edge of the San Gabriel Valley. The Project Area is located primarily in the valley portion of the Pasadena Quadrangle, identified by the California Department of Conservation, Division of Mines and Geology. The Project Area is built upon recent alluvial fans from the San Gabriel Mountains. According to the CA Department of Conservation reports, the greatest risk of shaking is in the liquefaction zones in Eaton Canyon on the eastern edge of the Project Area, which is nearly entirely encompassed in the Eaton Canyon Open Space Area, and in the Rubio Canyon area of north-central Altadena near Alta Loma Drive. Currently there are existing regulations under the Building Code that govern construction near known faults, and these would continue to apply to any future development under the Project.

The Project includes amendments to residential and commercial development standards; the proposed Project is does not contain any provisions for building or development that would expose people or structures to substantial adverse effects from rupture of a known earthquake fault. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any exposure to people or structures to substantial adverse effects from rupture of a known earthquake fault, will be required under CEQA at such time hillside development is proposed. Other amendments are

procedural and would not expose people or structures within the Project Area to substantial adverse effects from rupture of a known earthquake fault.

The Project does not include any changes to zoning or development standards which may any expose people or structures to substantial adverse effects from rupture of a known earthquake fault within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would expose people or structures to substantial adverse effects from rupture of a known earthquake fault. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

ii. The existing conditions of the Project Area are that it is located on the western edge of the San Gabriel Valley and located primarily in the valley portion of the Pasadena Quadrangle, identified by the California Department of Conservation, Division of Mines and Geology. Development within the Project Area is built upon recent alluvial fans from the San Gabriel Mountains. According to the CA Department of Conservation reports, the greatest risk of shaking is in the liquefaction zones in Eaton Canyon on the eastern edge of Altadena, which is nearly entirely encompassed in the Eaton Canyon Open Space Area, and in the Rubio Canyon area of north-central Altadena near Alta Loma Drive. Currently there are existing regulations under the Building Code that govern construction near known faults, and these would continue to apply to any future development under the Project.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would expose people or structures to substantial adverse effects from strong seismic shaking. All new structures must meet or exceed existing building code standards today and will continue to be with the adoption of the Project.

Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any expose people or structures to substantial adverse effects from strong seismic shaking, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not expose people or structures within the Project Area to substantial adverse effects from strong seismic shaking.

The Project does not include any changes to zoning or development standards which may expose people or structures to substantial adverse effects from strong seismic shaking within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would expose people or structures to substantial adverse effects from strong seismic shaking. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

iii. The existing conditions of the Project Area are that it is located on the western edge of the San Gabriel Valley and primarily in the valley portion of the Pasadena Quadrangle, identified by the California Department of Conservation, Division of Mines and Geology. Development within the Project Area is built upon recent alluvial fans from the San Gabriel Mountains. According to the CA Department of Conservation reports, the greatest risk of shaking is in the liquefaction zones in Eaton Canyon on the eastern edge of Altadena, which is nearly entirely encompassed in the Eaton Canyon Open Space Area, and in the Rubio Canyon area of north-central Altadena near Alta Loma Drive.

The Project includes amendments to residential and commercial development standards; the proposed Project is not a development or building project and does not contain any provisions for building in or development that would expose people or structures to substantial adverse effects from seismic-related ground failure. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any exposure of people or structures to substantial adverse effects from seismic-related ground failure, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not expose people or structures within the Project Area to substantial adverse effects from seismic-related ground failure.

The Project does not include any changes to zoning or development standards which may expose people or structures to substantial adverse effects from seismic-related ground failure within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would expose people or structures to substantial adverse effects from seismic-related ground failure.

Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

iv. According to the California Department of Conservation, Division of Mines and Geology, earthquake-triggered landslides, primarily rockfalls, were observed in numerous places within the Pasadena Quadrangle resulting from the 5.8 ML Sierra Madre earthquake of June 28, 1991 (Barrows and Irvine, 1991). Beginning at about the 2,000-foot level in the Wilson Diorite, rockfalls were common along the Angeles Crest Highway. Although rock falls from very steep, cracked, and shattered basement-rock road cut exposures were abundant, they were neither large enough or numerous enough to cause closure of the highway. The 1994 Northridge earthquake caused a number of relatively small, shallow slope failures in the Pasadena Quadrangle (Harp and Jibson, 1995). Landslides attributed to the Northridge earthquake covered approximately 2 acres of land in the western half of the quadrangle, which is less than 1/2 of 1 percent of the total area covered by the map. Of the area covered by these Northridge earthquake landslides, 77% falls within the area of the hazard zone based on a computer comparison of the zone map and the Harp and Jibson (1995) inventory. In hillside areas and landslide prone areas within the Project Area, all state grading and environmental regulations would apply to such development as is the current existing condition.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would expose people or structures to substantial adverse effects from landslides. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any exposure of people or structures to substantial adverse effects from landslides, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not expose people or structures within the Project Area to substantial adverse effects from landslides.

The Project does not include any changes to zoning or development standards which may expose people or structures to substantial adverse effects from landslides within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would expose people or

structures to substantial adverse effects from landslides. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

b. Less Than Significant Impact. The Project includes amendments to residential and commercial development standards; the proposed Project is not a development or building project and does not contain any provisions for building in or development that would result in substantial soil erosion or loss of topsoil. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any substantial soil erosion or loss of topsoil, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not result in substantial soil erosion or loss of topsoil.

The Project does not include any changes to zoning or development standards which may result in substantial soil erosion or loss of topsoil within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in substantial soil erosion or loss of topsoil. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

c. Less Than Significant Impact. As noted above in section a) of this Geology and Soils chapter, only an extremely small portion of less than 1% of the Project Area is located in a geologic unit of soil that is unstable or would become unstable. Most projects would be required to comply with the Los Angeles County building code, which includes construction and engineering standards, as well as any additional recommendations from a soils and geology report.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would result in any on or off site landslide, lateral spreading, subsidence, liquefaction or collapse. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative

amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any results in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not result in any on or off site landslide, lateral spreading, subsidence, liquefaction or collapse.

The Project does not include any changes to zoning or development standards which may result in any on or off site landslide, lateral spreading, subsidence, liquefaction or collapse within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in any on or off site landslide, lateral spreading, subsidence, liquefaction or collapse. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

d. Less Than Significant Impact. The Project includes amendments to residential and commercial development standards; the proposed Project is not a development or building project and does not contain any provisions for building in or development in expansive soil, creating substantial risks to life or property. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any development in

expansive soil that may create substantial risks to life or property, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not result in creating substantial risks to life or property.

The Project does not include any changes to zoning or development standards which may result in expansive soil, creating substantial risks to life or property within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in any expansive soil, creating substantial risks to life or property. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

e. Less Than Significant Impact. The Project Area includes properties in the northern portion that rely on onsite wastewater treatment systems. If septic tanks or alternative wastewater treatment are proposed for any development within the Project Area not served by a public sewer system, the County Department of Public Health will require testing, which includes a geotechnical report and percolation testing.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development where soils are incapable of supporting onsite wastewater treatment systems. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document. Development within hillside areas are subject to an HMA CUP, and project-level analysis of site specific environmental impacts including any development on soils are incapable of supporting onsite wastewater treatment systems, will be required under CEQA at such time hillside development is proposed. Other amendments are procedural and would not result in development on soils are incapable of supporting onsite wastewater treatment systems.

The Project does not include any changes to zoning or development standards which may result in additional development on soils are incapable of supporting onsite wastewater treatment systems within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in development on soils are incapable of supporting onsite wastewater treatment systems. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

f. Less Than Significant Impact. Currently hillside management provisions apply within the Project Area as refined regulations from countywide requirements. The updated HMA Ordinance and associated Design Guidelines were adopted and became effective in November 2015.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would conflict with the HMA Ordinance or hillside design standards of the General Plan. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, requiring that such ministerial uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA at such time hillside development is proposed. With the Project, more projects will be subject to hillside provisions as the threshold for review is 2,500 cubic yards total cut plus fill, less than 15,000 cubic yards total cut plus fill that applies countywide. Other amendments are procedural and would not result in conflicts with the HMA Ordinance or hillside design standards of the General Plan.

The Project does not include any changes to zoning or development standards which may result in conflicts with the HMA Ordinance or hillside design standards of the General Plan within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in conflicts with the HMA Ordinance or hillside design standards of the General Plan. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

8. GREENHOUSE GAS EMISSIONS

	<i>Potential ly Significa nt Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>	<i>No Impa ct</i>
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS

a. Less Than Significant Impact. The Project is consistent with the General Plan and does not conflict with the Unincorporated Los Angeles County Community Climate Action Plan 2020. The CCAP Actions to Reduce Greenhouse Gas Emissions are still applicable to new construction and existing uses in Altadena. These actions include the green building standards and energy efficient building standards. The Project would not change or conflict with any General Plan policies that would reduce greenhouse gas emissions. Allowing for infill development within the Project limits will facilitate an integrated planning approach designed to connect residential uses and everyday goods and service needs in central locations, thereby reducing the vehicle trips associated with shopping, entertainment, and dining; reducing air quality impacts and greenhouse gas emissions; promoting healthier lifestyles; and lessening the impact on the surrounding circulation system. The Project would result in development levels generally consistent with those analyzed in the General Plan EIR. The Project does not authorize any specific development; thus, adoption would not directly generate any greenhouse gas emissions. Review of future proposed developments will continue to be carried out to ensure that the proposed projects are consistent with all General Plan goals, policies, and policy actions including those that help the community contribute to air quality and regional greenhouse gas reduction efforts. Adherence to such policies and guidelines, and considering the inherent project design factors itemized above in relation to the CAPCOA greenhouse gas mitigation guidance would reduce potential impacts to less-than-significant.

b. Less Than Significant Impact. The Project is consistent with the General Plan and does not conflict with actions in the Unincorporated Los Angeles County Community Climate Action Plan 2020. The CCAP Actions to Reduce Greenhouse Gas Emissions are still applicable to new construction and existing uses in the Project Area. The Project proposes the addition of three types of businesses to the allowed home-based occupations in the Project Area, and the addition of drive-through establishments. The Project proposes permitting drive-through facilities in commercial zones in two tiers. When the commercial parcel is adjacent to a residentially-zoned lot, drive-through facilities are being permitted with a CUP, and include findings such as the requirement of a clean-up plan, adequate buffers from residential uses, and environmental review. In commercial parcels which are not adjacent to residentially-zoned lots, the drive-through facility is permitted with a site plan review, which includes a clean-up plan. Commercial lots which are not adjacent to residentially

zoned lots are limited in amount, as the majority of commercial zoned areas abut R-1, R-2, or R-3 zones. Less than 200 parcels within the Project Area are both commercially zoned and not adjacent to residentially-zoned lots. As discussed in the response to Section a above, the Project will implement General Plan policy that encourages context sensitive infill development. Due to the mix of uses allowed and encouraged by the Project, the Project will help achieve the goals of reducing vehicular trips and thereby help reduce total vehicular-based greenhouse gas emissions. The Project is consistent with the County's General Plan and does not conflict with AB 32, SB 375, or any plans or programs that have been adopted to achieve those legislative mandates. Therefore it is determined that impacts would be less than significant.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potential ly Significa nt Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>	<i>No Impa ct</i>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

ii) within a high fire hazard area with inadequate access?

iii) within an area with inadequate water and pressure to meet fire flow standards?

iv) within proximity to land uses that have the potential for dangerous fire hazard?

i) Does the proposed use constitute a potentially dangerous fire hazard?

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **Less Than Significant Impact.** The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would create a significant hazard through the use of hazardous materials. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance

provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including creating a significant hazard through the use of hazardous materials, at such time hillside development is proposed. Other amendments are procedural and would not result in creating a significant hazard through the use of hazardous materials.

The Project does not include any changes to zoning or development standards which may result in creating a significant hazard through the use of hazardous materials within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in creating a significant hazard through the use of hazardous materials. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

b. Less Than Significant Impact. The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would create a significant hazard through the release of hazardous materials. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including creating a significant hazard through the release of hazardous materials, at such time hillside development is proposed. Other amendments are procedural and would not result in creating a significant hazard through the release of hazardous materials.

The Project does not include any changes to zoning or development standards which may result in creating a significant hazard through the release of hazardous materials within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in creating a significant hazard through the release of hazardous materials. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

c. Less Than Significant Impact. The Project does not contain provisions, other than what was analyzed in section b) with regards to home-based occupations, which would emit hazardous emissions or handle of

hazardous or acutely hazardous materials. Therefore it is determined that the project would have a less than significant impact.

d. **No Impact.** The Project Area is not located on a site or include sites which are included on a list of hazardous material sites pursuant to Government Code 65962.5 and therefore would have no impact with regards to a safety hazard to the public or the environment.

e. **No Impact.** The Project Area at its closest points is more than 10 miles from Bob Hope Airport in Burbank, and 7.5 miles from El Monte Airport, the two closest airports to the Project Area. The Project Area is not located in or near any airport land use plan area and therefore would not pose no safety hazard and have no impact to people residing or working in the Project Area.

f. **No Impact.** There are no private airstrips in the vicinity and the Project would not result in any safety hazard to people residing or working in the Project Area and therefore would have no impact.

g. **No Impact.** The County Emergency Operations Project outlines emergency response actions in the event of a large-scale disaster, such as a hazardous materials emergency. The Project will not directly result in any new construction. All future development in the Project Area would be subject to compliance with the General Plan. The General Plan Program EIR requires traffic control plans for projects that have statewide, regional, or area wide significance pursuant to CEQA to ensure that construction would not interfere with emergency response/evacuation plans (Mitigation Measure T-6). No change or interference with these emergency response plans or related policies will occur as associated with the Project. The Project does not propose any changes to the primary circulation system that could affect evacuation plans; therefore no impact would occur.

h. Less Than Significant.

i) Small portions of the Project Area are located in a Very High Fire Hazard Severity Zone in the foothills of the San Gabriel Mountains. Existing regulations within Very High Fire Hazard Severity Zones include the approval of a fuel modification plan

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would expose people or structures to a significant risk because of its location within a Very High Fire Hazard Severity Zone. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including exposure of people or structures to a significant risk because of its location within a Very High Fire Hazard Severity Zone, at such time hillside development is proposed. Other amendments are procedural and would not result in creating a significant hazard through the exposure of people or structures to a significant risk because of its location within a Very High Fire Hazard Severity Zone.

The Project does not include any changes to zoning or development standards which may result in exposing people or structures to a significant risk because of its location within a Very High Fire Hazard Severity Zone within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in exposing people or structures to a significant risk because of its location within a Very High Fire Hazard Severity Zone. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

ii) The Project Area includes high fire hazard areas.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would expose people or structures to a significant risk because of its location within a high fire area with inadequate access. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed, including adequacy of access. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including exposure of people or structures to a significant risk because of its location within a high fire area with inadequate access, at

such time hillside development is proposed. Other amendments are procedural and would not result in creating a significant hazard through the exposure of people or structures to a significant risk because of its location within a high fire area with inadequate access.

The Project does not include any changes to zoning or development standards which may result in exposing people or structures to a significant risk because of its location within a high fire area with inadequate access within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in exposing people or structures to a significant risk because of its location within a high fire area with inadequate access. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

iii) The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would expose people or structures to a significant risk because of its location within an area with inadequate water and pressure to meet fire flow standards. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed, including fire flow standards. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including exposure of people or structures to a significant risk because of its location within an area with inadequate water and pressure to meet fire flow standards, at such time hillside development is proposed. Other amendments are procedural and would not result in creating a significant hazard through the exposure of people or structures to a significant risk because of its location within an area with inadequate water and pressure to meet fire flow standards.

The Project does not include any changes to zoning or development standards which may result in exposing people or structures to a significant risk because of its location within an area with inadequate water and pressure to meet fire flow standards within the Project Area. The Project does not contain

proposals for development, building, or construction of any type which would result in exposing people or structures to a significant risk because of its location within an area with inadequate water and pressure to meet fire flow standards. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

iv) The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would expose people or structures to a significant risk because of its location within an area with proximity to land uses that have the potential for dangerous fire hazard. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including exposure of people or structures to a significant risk because of its location within an area with proximity to land uses that have the potential for dangerous fire hazard, at such time hillside development is proposed. Other amendments are procedural and would not result in creating a significant hazard through the exposure of people or structures to a significant risk because of its location within an area with proximity to land uses that have the potential for dangerous fire hazard.

The Project does not include any changes to zoning or development standards which may result in exposing people or structures to a significant risk because of its location within an area with proximity to land uses that have the potential for dangerous fire hazard within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would result in exposing people or structures to a significant risk because of its location within an area with proximity to land uses that have the potential for dangerous fire hazard. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

i. **Less Than Significant.** The Project includes amendments to residential and commercial development standards; the proposed Project is not a development or building project and does not contain any provisions for building in or development that would constitute a potentially dangerous fire hazard. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development that constitutes a potentially dangerous fire hazard, at such time hillside development is proposed. Other amendments are procedural and would not constitute a potentially dangerous fire hazard.

The Project does not include any changes to zoning or development standards which may constitute a potentially dangerous fire hazard within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would constitute a potentially dangerous fire hazard. Indirect new development will be subject to the existing regulatory programs and mitigation measures noted in the General Plan EIR and therefore is determined to have less than significant impacts. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

10. HYDROLOGY AND WATER QUALITY

	<i>Potential ly Significa nt Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>	<i>No Impa ct</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. **No Impact.** The Project does not involve any development activity and thus will not involve any discharges to water bodies. Development projects will be required to comply with the County local procedures (County Flood Control District Code, Chapter 21, Storm Water and Runoff Pollution Control), as well as requirements of the National Pollutant Discharge Elimination System (NPDES) permit program of the Federal Clean Water Act to control storm water runoff and prevent violations of regional water quality standards. No impact on water quality standards or waste discharges would occur.

b. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under

CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development that substantially depletes groundwater supplies or interferes substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, at such time hillside development is proposed. Other amendments are procedural and would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

The Project does not include any changes to zoning or development standards which may substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level within the Project Area. The Project does not contain proposals for development, building, or construction of any type which substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

c,d,f. **Less than Significant Impact.** The Project Area is urbanized and has existing storm water infrastructure.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would substantially alter the existing drainage pattern, resulting in substantial erosion on- or off-site, or result in flooding on- or off-site, or create or contribute to runoff water exceeding planned stormwater capacity. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary

permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development that substantially alter the existing drainage pattern, resulting in substantial erosion on- or off-site, or result in flooding on- or off-site, or create or contribute to runoff water exceeding planned stormwater capacity, at such time hillside development is proposed. Other amendments are procedural and would not substantially alter the existing drainage pattern, resulting in substantial erosion on- or off-site, or result in flooding on- or off-site, or create or contribute to runoff water exceeding planned stormwater capacity.

The Project does not include any changes to zoning or development standards which may substantially alter the existing drainage pattern, resulting in substantial erosion on- or off-site, or result in flooding on- or off-site, or create or contribute to runoff water exceeding planned stormwater capacity within the Project Area. The Project does not contain proposals for development, building, or construction of any type which substantially alter the existing drainage pattern, resulting in substantial erosion on- or off-site, or result in flooding on- or off-site, or create or contribute to runoff water exceeding planned stormwater capacity. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

e. **No Impact.** The Project consists of adoption of a regulatory document that will not result directly in the construction of any water features. Therefore, no impact would occur.

g.k. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would generate construction or post-construction runoff that violate permits or affect water quality, or otherwise degrade water quality. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and

required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development that generates construction or post-construction runoff that violate permits or affect water quality, or otherwise degrades water quality, at such time hillside development is proposed. Other amendments are procedural and would not substantially alter the existing drainage pattern, resulting in generation of construction or post-construction runoff that violates permits or affect water quality, or otherwise degrades water quality.

The Project does not include any changes to zoning or development standards which may generate construction or post-construction runoff that violate permits or affect water quality, or otherwise degrade water quality within the Project Area. The Project does not contain proposals for development, building, or construction of any type which generates construction or post-construction runoff that violate permits or affect water quality, or otherwise degrade water quality. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

h. **No Impact.** The Project consists of adoption of a regulatory document that will not result directly in the construction of any development. The Project does not propose to change the Low Impact Development Ordinance. Therefore, no impact would occur.

i. **Less than Significant Impact.** Existing regulations are subject to State Water Resources Control Board regulations and any applicable conditions of approval or mitigation measures.

The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would result in point or nonpoint source pollutant discharges. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an

enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development that results in point or nonpoint source pollutant discharges. Other amendments are procedural and would not result in point or nonpoint source pollutant discharges.

The Project does not include any changes to zoning or development standards which may result in point or nonpoint source pollutant discharges within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in point or nonpoint source pollutant discharges. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

j. **No Impact.** The Project consists of adoption of a regulatory document that will not result directly in the construction of any wastewater treatment system. Therefore, no impact would occur.

11. LAND USE AND PLANNING

	<i>Potential Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **No Impact.** The Project does not propose any construction and no changes are proposed that would have a primary or secondary effect of physically dividing an established community. Therefore there would not be any impacts that would divide an established community.

b. **No Impact.** No changes under the Project are proposed which would be inconsistent with the General Plan, Altadena Community Plan, or any other plan that affects the Project Area. Rather, the Project is proposing changes in order to make it consistent with the Community Plan.

c. **Less Than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for building or development that would result in inconsistencies with the zoning ordinance. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and

regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including consistency with the zoning ordinance. Other amendments are procedural and would not result in inconsistency with the zoning ordinance.

The Project would not create inconsistencies with the zoning ordinance. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

d. Less Than Significant Impact. Currently the SEA Ordinance applies to any proposed development within an SEA. The SEA Ordinance requires a CUP, and any development would be reviewed for conformance with SEA criteria.

The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for building or development that would result in conflicts with HMA criteria, SEA conformance criteria, or other applicable land use criteria. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing, that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including HM criteria. Other amendments are procedural and would not result in inconsistency with the zoning ordinance.

The Project would not conflict with HM criteria, SEA conformance criteria, or other applicable land use criteria. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

12. MINERAL RESOURCES

	<i>Less Than Significant</i>		
<i>Potential ly Significa nt Impact</i>	<i>Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>	<i>No Impa ct</i>

Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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EVALUATION OF ENVIRONMENTAL IMPACTS

a. **No Impact.** While there are some very small portions on the southwestern and southeastern edges of the Project Area that fall within a Mineral Resource Zone, no changes to development standards or allowed uses are proposed that would affect the availability of a known mineral resource that would be of value to the region and the residents of the state. Currently only residential zones overlap known Mineral Resource Zones, and no changes in use are proposed for those zones and therefore no impact would result.

b. **No Impact.** The Project limits, located within the fully urbanized community, contain existing residential, commercial, public, and intuitional uses. Development pursuant to the Project will not result in the loss of a known mineral resource, as there are no proposed development standards which are being changed that would affect the availability of resource recovery sites which are delineated on the General Plan. No impact would result.

13. NOISE

	<i>Potential ly Significa nt Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>	<i>No Impa ct</i>
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Would the project result in:

- a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?
- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. Less than Significant Impact. The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions development that would result in exposure of persons to, or generation of, noise levels in excess to noise ordinance standards. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental

impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including exposure of persons to, or generation of, noise levels in excess to noise ordinance standards. Other amendments are procedural and would not result in exposure of persons to, or generation of, noise levels in excess to noise ordinance standards.

The Project does not include any changes to zoning or development standards which may result in exposure of persons to, or generation of, noise levels in excess to noise ordinance standards within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in exposure of persons to, or generation of, noise levels in excess to noise ordinance standards. Future development associated with implementation of the Project may result in short-term construction noise. All future development Projects would be required to comply with General Plan Goals, Policies, and Policy Actions, as well as General Plan EIR, CEQA, and the County Noise Control Ordinance (County Code Title 12, Chapter 12.08). Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

b. Less than Significant Impact. The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed does not contain any provisions for development that would result in exposure of any persons to ground borne noise or vibration. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and

required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including exposure of any persons to ground borne noise or vibration. Other amendments are procedural and would not result in exposure of any persons to ground borne noise or vibration.

The Project does not include any changes to zoning or development standards which may result in exposure of any persons to ground borne noise or vibration within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in exposure of any persons to ground borne noise or vibration. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

c. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would result in a substantial permanent increase in ambient noise levels. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental

impacts under CEQA including substantial permanent increase in ambient noise levels. Other amendments are procedural and would not result in substantial permanent increase in ambient noise levels.

The Project does not include any changes to zoning or development standards which may result in substantial permanent increase in ambient noise levels within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in substantial permanent increase in ambient noise levels. All land use activities will be required to comply with the noise regulations contained in County Code Title 12, Chapter 12.08. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

d. Less than Significant Impact. The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed does not contain any provisions for development that would result in a substantial temporary increase in ambient noise levels. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project does not include any changes to zoning or development standards which may result in a substantial temporary increase in ambient noise levels within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in a substantial temporary increase in ambient noise levels. All land use activities will be required to comply with the noise regulations contained in County Code Title 12, Chapter 12.08. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

e. **No Impact.** The Project Area is more than 10 miles from Bob Hope Airport in Burbank, and 7.5 miles from the closest point within the Project Area to the El Monte Airport, the two closest airports to the Project Area and is not located in or near any airport land use plan area therefore would have no noise impacts to people residing or working in the Project Area.

f. **No Impact.** The Project does not contain, nor is it in the vicinity of a private airstrip, therefore there is no impact to people residing or working in the Project Area.

14. POPULATION AND HOUSING

	<i>Potential ly Significa nt Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>	<i>No Impa ct</i>
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Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
- d) Cumulatively exceed official regional or local population projections?

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. **Less than Significant Impact.** The Project Area is urbanized and currently served by existing roads and infrastructure.

The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project is does not contain any provisions for development that would result in inducing substantial population growth in an area, either directly or indirectly. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an

enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including a result in inducing substantial population growth in an area, either directly or indirectly. Other amendments are procedural and would not result in result in inducing substantial population growth in an area, either directly or indirectly.

The Project does not include any changes to zoning or development standards which may result in inducing substantial population growth in an area, either directly or indirectly within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in inducing substantial population growth in an area, either directly or indirectly. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

b. Less than Significant Impact. The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed does not contain any provisions for development that would displace substantial numbers of existing housing. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including displacement of substantial numbers of existing housing. Other amendments are procedural and would not result in result in displacement of substantial numbers of existing housing.

The Project does not include any changes to zoning or development standards which may result in displacement of substantial numbers of existing housing within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in displacement of substantial numbers of existing housing. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

c. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would displace substantial numbers of people. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including displacement of substantial numbers of people. Other amendments are procedural and would not result in result in displacing substantial numbers of people.

The Project does not include any changes to zoning or development standards which may result in displacement of substantial numbers of people within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in displacement of substantial numbers of people. Future development Projects completed pursuant to Project policies would be required to be consistent with the requirements of the California Relocation Assistance Act of 1970 (Govt. Code § 7260 *et seq.*), the State Relocation Guidelines (25 Cal. Code Regulations § 6000, *et seq.*), and the California Redevelopment Law (Health & Safety Code § 33410 *et seq.*), as applicable. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

d. **Less than Significant Impact.** The Project Area is urbanized and currently served by existing roads and infrastructure.

The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would cumulatively exceed official regional or local population projections. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any cumulatively exceeding of official regional or local population projections. Other amendments are procedural and would not result in result in a cumulatively exceeding of official regional or local population projections.

The Project does not include any changes to zoning or development standards which may result in cumulatively exceeding official regional or local population projections within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in cumulatively exceeding official regional or local population projections. Population growth that exceeds official regional or local population projections is not expected as the Project would generally result in infill housing and commercial development analyzed in the General Plan building assumptions. New land is not being made available for residential development as a result of the Project, nor are existing density requirements being increased. Furthermore, the General Plan accounts for increased growth and includes policies to reduce potential growth related impacts. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

¹ County of Los Angeles 2035 General Plan Final Program EIR. [page 5.14-12]

15. PUBLIC SERVICES

	<i>Less Than Significant</i>		
<i>Potential ly Significa nt Impact</i>	<i>Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>	<i>No Impa ct</i>

a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheriff protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. Less than Significant Impact. The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would create capacity problems related to fire protection, sheriff protection, schools, parks, libraries, or other public facilities. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet)

or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including development would create capacity problems related to fire protection, sheriff protection, schools, parks, libraries, or other public facilities. Other amendments are procedural and would not result in capacity problems related to fire protection, sheriff protection, schools, parks, libraries, or other public facilities.

The Project does not include any changes to zoning or development standards which may result in capacity problems related to fire protection, sheriff protection, schools, parks, libraries, or other public facilities within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in capacity problems related to fire protection, sheriff protection, schools, parks, libraries, or other public facilities. The General Plan EIR requires mitigation (PS-1, P-S-2, and P-S.3¹) to reduce impact of development affecting fire protection services to less than significant. The General Plan EIR requires mitigation (PS-4²) to reduce impact of development affecting sheriff services to less than significant. The General Plan EIR indicates that existing regulations (SB 50) and standard conditions reduce impacts to less than significant.³ The General Plan EIR indicates that existing regulations and standard conditions (Library Mitigation Fee) reduce impacts to less than significant.⁴ The General Plan EIR indicates that existing regulations and standard conditions reduce impacts to less than significant.⁵ Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

¹ County of Los Angeles 2035 General Plan Program EIR [pages 5.14-11 to 5.14-12]

² County of Los Angeles 2035 General Plan Program EIR [page 5.14-17]

³ County of Los Angeles 2035 General Plan Program EIR [page 5.14-28]

⁴ County of Los Angeles 2035 General Plan Program EIR [page 5.14-34]

⁵ County of Los Angeles 2035 General Plan Program EIR [page 5.15-26]

16. RECREATION

	<i>Potential ly Significa nt Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>	<i>No Impa ct</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. **Less Than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would increase the use of existing neighborhood and regional parks such that physical deterioration would occur or be accelerated. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under

CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including whether development would increase the use of existing neighborhood and regional parks such that physical deterioration would occur or be accelerated. Other amendments are procedural and would not result in increase the use of existing neighborhood and regional parks such that physical deterioration would occur or be accelerated.

The Project does not include any changes to zoning or development standards which may result in increase the use of existing neighborhood and regional parks such that physical deterioration would occur or be accelerated within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in increase the use of existing neighborhood and regional parks such that physical deterioration would occur or be accelerated. The Project implements General Plan policies and programs, and does not affect implementation of regulatory requirements and standard conditions, which requires dedication of parkland and/or payment of in-lieu fees prior to approval of final parcel or tract maps for residential projects.⁶ Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

No Impact. The Project does not involve the development of any recreational facilities or require the construction or expansion of such facilities. No impact would result.

No Impact. The Project does not involve any development activity or the development of any recreational facilities with regional open space connectivity. No impact would result.

⁶ County of Los Angeles 2035 General Plan Program EIR [page 5.15-26]

17. TRANSPORTATION/TRAFFIC

	<i>Potential ly Significa nt Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>	<i>No Impa ct</i>
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Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

EVALUATION OF ENVIRONMENTAL IMPACTS:

- a. No Impact. The Project, a regulatory document, does not involve any building activity. New development would be required to comply with all applicable County Code requirements for construction and access to the site. Individual projects would be reviewed by the Los Angeles County Public Works

Department to determine the specific access requirements applicable to the specific development and to ensure compliance with these requirements. This would ensure that new developments provide adequate access to and from the site. All future development would be required to comply with General Plan Goals and Policies, as well as General Plan EIR based on the consistency analysis. Therefore, no impact would result.

- b. **Less than Significant Impact.** Pursuant to the Los Angeles County Metropolitan Transportation Authority Congestion Management Project (CMP), traffic impacts of individual development projects of potential regional significance must be analyzed. The CMP system is made up of a system of arterial roadways, freeways, and monitoring intersections in Los Angeles County. Any Project that meets the requirements of Statewide, regional, or area wide significance per CEQA Guidelines and as required by General Plan Mitigation Monitoring and Reporting Program measure T-6 must be analyzed.⁷ The Project, a regulatory document, does not involve any building activity. New development would be subject to the CMP. Individual projects would be reviewed by the Los Angeles County Public Works Department to determine the specific access requirements applicable to the specific development and to ensure compliance with these requirements. Therefore, impacts would be less than significant.
- c. **No Impact.** The two closest air facilities to the Project Area are the Bob Hope-Burbank Airport located approximately 10 miles to the west, and the El Monte Airport located approximately 9.5 miles to the southeast. The community is also served by regional airports, including the Los Angeles World Airport (LAX). The Project, a regulatory document, does not involve any building activity. No impact would result.
- d. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would substantially increase hazards due to a design feature. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. New development standards require a minimum setback for walls, fences, and landscaping that serve the same purpose as a fence or wall, greater than three-and-one-half (3.5) feet. Where modifications to said development standards are proposed, additional development standards are imposed at a minimum to ensure that safety concerns with line of sight for pedestrians and vehicles is maintained. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

⁷ County of Los Angeles 2035 General Plan Program EIR MMRP [pages 26 to 28]

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any substantial increase hazards due to a design feature. Other amendments are procedural and would not result in substantially increasing hazards due to a design feature.

The Project does not include any changes to zoning or development standards which may result in substantially increasing hazards due to a design feature within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in substantially increasing hazards due to a design feature. The Project incorporates development standards to offset any potential impact to substantially increasing hazards due to a design feature. Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

e. **No Impact.** The Project, a regulatory document, does not involve any building activity. New development would be required to comply with all applicable County Fire Code and ordinance requirements for construction and access to the site. Individual projects would be reviewed by the Los Angeles County Fire Department to determine the specific fire requirements applicable to the specific development and to ensure compliance with these requirements. This would ensure that new developments provide adequate emergency access to and from the site. No impact would result.

f. **No Impact.** The Project limits is served by two MTA bus routes (90, 91), which connect the community to the greater Los Angeles region via bus and rail services.⁸ The Project has no direct affect on any local or regional policies involving support of alternative transportation. The regulatory document implements General Plan policies that support infill development and the use of alternative transportation modes. No impacts on alternative transportation policies would occur.

⁸ Los Angeles County Metropolitan Transportation District (MTA). Bus and Rail System Map. Consulted on 04/27/2016. http://media.metro.net/riding_metro/maps/images/system_map.pdf

18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

a, b, e. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed does not contain any provisions for development that would exceed wastewater treatment requirements, create water or wastewater capacity problems, or create energy utility capacity problems. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development that exceeds wastewater treatment requirements, creates water or wastewater capacity problems, or creates energy utility capacity problems. Other amendments are procedural and would not result in exceeding wastewater treatment requirements, creating water or wastewater capacity problems, or creating energy utility capacity problems.

The Project does not include any changes to zoning or development standards which may result in exceeding wastewater treatment requirements, creating water or wastewater capacity problems, or creating energy utility capacity problems within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in exceeding wastewater treatment requirements, creating water or wastewater capacity problems, or creating energy utility capacity problems. The Project implements General Plan policies and programs. The Project will not facilitate any substantial new development activity beyond that analyzed in the General Plan EIR. The Project limits are located in an urbanized area with an existing wastewater treatment drainage system in place. As such, wastewater treatment facilities are anticipated to be sufficient to accommodate the Project. New development projects are required to ensure project-specific and countywide wastewater systems have adequate capacity to accommodate new development upon implementation of regulatory and standard conditions of approval requirements.⁹ Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

⁹ County of Los Angeles 2035 General Plan Final Program EIR. [page 5.17-17]

c. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would create drainage capacity problems. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development that creates drainage capacity problems. Other amendments are procedural and would not result in creating drainage capacity problems.

The Project does not include any changes to zoning or development standards which may result in creating drainage capacity problems within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in creating drainage capacity problems. The Project will not facilitate any substantial new development activity beyond that analyzed in the General Plan EIR. The Project limits are located in an urbanized area with an existing storm water treatment drainage system in place. As such, storm water treatment facilities are anticipated to be sufficient to accommodate the Project. New development Projects are required to ensure Project-specific and countywide storm water systems have adequate capacity to accommodate new development upon implementation of regulatory and standard conditions of approval requirements.¹⁰ Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

d. **Less Than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions

¹⁰ Ibid

for development that would create insufficient reliable water supply. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development with insufficient reliable water supply. Other amendments are procedural and would not result in insufficient reliable water supply.

The Project does not include any changes to zoning or development standards which may result in insufficient reliable water supply within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in insufficient reliable water supply. The Project implements General Plan policies and programs at a development level that does not exceed that which was analyzed in the General Plan EIR on infill sites. The Project site is not located in the Antelope Valley and Santa Clarita Valley Planning Areas. Review of future projects will continue to be carried out to ensure that the projects are consistent with all General Plan Policies. Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

f, g. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would be served by a landfill with sufficient capacity, and comply with all statutes and regulations related to solid waste. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space.

Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

The Project also proposes changes for consistency with recently adopted ordinances, including the HMA Ordinance and the Historic Preservation Ordinance. These recent ordinances were previously analyzed under CEQA through their respective environmental document as well as consistency with the General Plan. Development within hillside areas are subject to an HMA CUP, and compliance with the HMA Ordinance provisions as well as the General Plan is required as well as project-level analysis of site specific environmental impacts under CEQA including any development served by a landfill with sufficient capacity, and in compliance with all statutes and regulations related to solid waste. Other amendments are procedural and would not result in a development served by a landfill with insufficient capacity, and out of compliance with all statutes and regulations related to solid waste.

The Project does not include any changes to zoning or development standards which may result in being served by a landfill with insufficient capacity, and out of compliance with all statutes and regulations related to solid waste within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in being served by a landfill with insufficient capacity, and out of compliance with all statutes and regulations related to solid waste. As indicated in the General Plan EIR, current regulatory requirements and standards of conditions of approval would reduce impact to solid waste to less than significant.¹¹ The Project will not facilitate any substantial new development activity beyond that analyzed in the General Plan EIR, and thus will not lead to any significant solid waste production beyond that previously indicated. Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

¹¹ County of Los Angeles 2035 General Plan Program EIR [page 5.17-60]

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potential ly Significa nt Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporat ed</i>	<i>Less Than Significa nt Impact</i>	<i>No Impa ct</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS

a. **Less than Significant Impact.** The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for building or development that has the potential to degrade the quality of the environment, substantially reduce habitat, cause a population to drop below self-sustaining levels, threaten to eliminate a community, or substantially reduce or restrict the range of a species. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted

within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

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The Project does not include any changes to zoning or development standards which has the potential to degrade the quality of the environment, substantially reduce habitat, cause a population to drop below self-sustaining levels, threaten to eliminate a community, or substantially reduce or restrict the range of a species within the Project Area. The Project does not contain proposals for development, building, or construction of any type which has the potential to degrade the quality of the environment, substantially reduce habitat, cause a population to drop below self-sustaining levels, threaten to eliminate a community, or substantially reduce or restrict the range of a species. . The Project Area is largely urbanized and contain relatively small areas of any forest, river, wildlife, or similar resources, which must be adhere to all current environmental regulations and are determined to have less than significant impacts to unique, rare, endangered, or threatened species. There are historic resources identified within the Project Area and are exempt from the CSD; therefore the Project will not affect regulations protecting historical or cultural resources. The results of the preceding analyses and discussions of responses to the entire Initial Study Checklist have determined that the Project would have a less than significant impact on sensitive biological resources, and would not result in significant impacts to historical, archaeological or paleontological.

b. Less than Significant Impact. The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project

also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project does not include any changes to zoning or development standards which has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals within the Project Area. The Project does not contain proposals for development, building, or construction of any type which has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. The Project is intended to provide regulations for future projects within the Project limits to follow in order to achieve the goals and polices of the General Plan. The Project would not result in any effects that would degrade the quality of the environment. The Altadena CSD update does not mandate any new development or directly initiate any development within the Altadena CSD area. Changes to the development standards and allowed uses would have a less than significant potential to degrade the quality of the environment, reduce animal habitats or affect plant or animal species within the Altadena CSD area, as the Altadena area is predominantly urban and almost completely built out. No development projects are associated with the Project. The results of the preceding analyses and discussions of responses to the entire Initial Study Checklist have determined that the Project would have a less than significant impact on achieving short-term environmental goals to the disadvantage of long-term environmental goals.

c. Less Than Significant Impact. The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that has impacts that are individually limited, but cumulatively considerable. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related

to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

The Project also proposes changes to commercial zone uses and development standards, including retaining maximum height limits for most commercial areas in Altadena, and changes to the design requirements and required architectural features for all developments in commercial areas within the Project Area. Within the Mixed Use Center, an increase in maximum height is proposed, which equals 13 feet (from 35 feet to 48 feet) or one story. Other amendments include development standards related to auto service uses within an enclosed building, and other signage and development standards that promote better architectural cohesion and design.

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The Project does not include any changes to zoning or development standards which has impacts that are individually limited, but cumulatively considerable within the Project Area. The Project does not contain proposals for development, building, or construction of any type which has impacts that are individually limited, but cumulatively considerable. Cumulative effects resulting from implementation of the County's goals and policies were evaluated in the General Plan Program EIR. The Project provides consistency between stated General Plan goals and policies aimed at minimizing negative environmental impacts over the long term. No General Plan policies would be changed or modified through adoption of the Project. Adoption and implementation of the Project would not create any significant impacts beyond those previously identified in the General Plan Program EIR. No development projects are associated with the Project. The results of the preceding analyses and discussions of responses to the entire Initial Study Checklist have determined that the Project would have a less than significant impact on impacts that are individually limited, but cumulatively considerable.

d. Less Than Significant Impact. The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that has environmental effects which will cause substantial adverse impacts on humans. Related to residential, the Project amends uses and development standards to fences, walls and hedges that serve the same purpose as fences and walls. Bed and breakfast establishments with three or more guest rooms are permitted with a CUP under the proposed Project, and would be subject to all relevant development standards of the R-1 zone as well as additional use-specific development standards. Additionally, the CUP is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time a bed and breakfast establishment is proposed. The Project also updates uses and regulations related to home-based occupations, including picture framing and seamstress/tailor that require such ministerial accessory uses are permitted within an enclosed indoor space. Alternative amendments related to classes require a CUP, which is a discretionary permit, and project-level analysis of site specific environmental impacts will be required under CEQA at such time classes are proposed.

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The Project does not include any changes to zoning or development standards which has environmental effects which will cause substantial adverse impacts on humans within the Project Area. The Project does not contain proposals for development, building, or construction of any type which has environmental effects which will cause substantial adverse impacts on humans. The results of the preceding analyses and discussions of responses to the entire Initial Study Checklist have determined that the Project would have a less than significant impact on impacts with environmental effects which will cause substantial adverse impacts on humans.

CSD DRAFT FOR CEQA ANALYSIS

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning – of the Los Angeles County Code related to the Altadena Community Standards District.

SECTION 1. Section 22.20.100 is hereby amended to read as follows:

...

-- Residences, senior citizen, subject to the conditions listed in Section 22.56.235.

~~-- Residences, single-family, in the Altadena Community Standards District, where the provisions of Section 22.44.127 cannot be met.~~

-- Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the state of California, in which no pupil is physically restrained, but excluding trade or commercial schools.

...

SECTION 2. Section 22.44.127 is hereby amended to read as follows:

22.44.127 Altadena Community Standards District

A. Intent and Purpose

The Altadena Community Standards District ("CSD") is established to ensure that new and expanded structures are compatible in size and scale with the characteristics of surrounding residential neighborhoods, protecting the light, air, and privacy of existing single-family residences from negative impacts while providing

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certain flexibility within residential areas. The CSD is also established to revitalize commercial centers, improve the pedestrian nature of commercial streets, and to minimize the visual and environmental impacts of development in hillside management areas.

B. Definitions

The following terms are defined solely for this CSD.

1. **Bedroom.** Any habitable room or space with a closet which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking, or dining purposes.
2. **Driveway Zone.** The triangular areas created on both sides of a driveway by extending a line at a 45 degree angle from a point on the edge of the driveway 10 feet from the ultimate right-of-way line to a point on the edge of pavement or top of curb if present.
3. **Ridgelines.** The line formed by the meeting of the tops of sloping surfaces of land.
4. **Significant ridgelines.** Highly visible ridgelines that dominate the landscape.

BC. Description of District Map

~~The boundaries of the District this CSD are coterminous with the boundaries of the Altadena Community Plan. The map of the District follows this Section, shown on Map 22.44.127-A: Altadena CSD Boundary, at the end of this Section.~~

D. Applicability

(Reserved)

E. Application and Review Procedures

(Reserved)

CF. Community Wide Development Standards

1. **Landscaping.** Where landscaping is required by this CSD, it shall be maintained through regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.
2. **Hillside Management.**
 - a. ***Applicability.*** The provisions of this Subsection shall apply in hillside management areas, as defined in Section 22.08.080, except for:

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- i. Applications submitted to the Department of ~~Regional Planning~~ and deemed complete prior to the effective date of the ordinance ~~creating~~ establishing this Subsection, provided that plans submitted with the application depict all proposed grading and structures.
- ii. Changes to applications approved by the Department of ~~Regional Planning~~ prior to the effective date of the ordinance ~~creating~~ establishing this Subsection, provided that such changes:
 - (A) Do not cumulatively increase the previously approved floor area or height of any structure by more than 10 percent; and
 - (B) Do not cumulatively increase the previously approved amount of grading to more than 2,500 total cubic yards of cut plus fill material.
- iii. Applications to repair or reconstruct a damaged or destroyed structure that was legally established prior to the effective date of the ordinance ~~creating~~ establishing this Subsection.

b. **Permits Required.**

- i. Minor Conditional Use Permit. A Minor Conditional Use Permit, as provided in Section 22.56.085 shall be required for any development that is not otherwise subject to a Conditional Use Permit pursuant to Section 22.56.2157 (Hillside Management Areas), except for:
 - (A) Additions to a structure that was legally established prior to the effective date of the ordinance creating this Subsection;
 - (B) New accessory structures; and
 - (C) Development designed so that all areas with a natural slope of 25 percent or greater remain in a natural state.
- ii. ~~Applications for a minor conditional use permit shall include the information required by Section 22.56.215.D and shall substantiate the burden of proof required by Sections 22.156.090, 22.56.21.F.1.a, and 22.56.215.F.1.b.~~

c. **Grading.**

- ii. Conditional Use Permit. A Conditional Use Permit, as provided in Part 1 of Chapter 22.56, shall be required for any grading on a lot or parcel of land that cumulatively exceeds 2,500 total cubic yards

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of total cut plus total fill material, excluding any grading approved prior to the effective date of the ordinance ~~creating~~ establishing this Subsection.

c. Development Standards.

- i. Any application for grading involving the off-site transport of 1,000 or more cubic yards of material, shall include a haul route, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.
- ii. Any grading occurring during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, shall be subject to the requirements deemed necessary by the Department of Public Works to prevent runoff and erosion.
- iii. Additional Development Standards for Conditional Use Permits. In addition to the development standards in this subsection and for a Conditional Use Permit pursuant to Section 22.56.217, the development shall comply with Table 22.44.127-A, below, where applicable:

TABLE 22.44.127-A:HILLSIDE DESIGN DEVELOPMENT STANDARDS	
<u>Grading and Topography</u>	<ul style="list-style-type: none"> • <u>Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures.</u> • <u>Terracing and retention walls, if unshielded by landscaping and visible from downslope, are designed with varied gradients and curvilinear shapes that mimic or blend into surrounding contours.</u>
<u>Views and Screening</u>	<ul style="list-style-type: none"> • <u>Structures, retention walls, and graded areas are screened by landscaping and vegetation.</u> • <u>Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope.</u>
<u>Surfaces and Reflectance</u>	<ul style="list-style-type: none"> • <u>Structures incorporate articulated surface faces instead of flat blank walls.</u> • <u>Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less.</u>
<u>Landscaping</u>	<ul style="list-style-type: none"> • <u>Where new tree planting occurs, new trees blend with surrounding vegetation.</u>
<u>Trails</u>	<ul style="list-style-type: none"> • <u>Existing trail right-of-ways or trail heads within the project, dedicated to the County as of the effective date of the ordinance establishing this Subsection B, are improved if necessary to ensure their ongoing use.</u>

- iiid. **Additional Findings for Conditional Use Permits.** ~~In approving a conditional use permit for grading, the Hearing Officer or Regional Planning Commission shall make the following findings in addition to those required by Section 22.56.090:~~ In addition to the findings required under Section 22.56.090 and Section 22.56.217 (Hillside

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Management Areas), the Hearing Officer shall approve a conditional use permit where the information submitted by the applicant and/or presented at public hearing substantiates that the project complies with the additional development standards in this Section. following findings in addition to those required by Section 22.158.050.B (Findings):

- (A) ~~The grading is designed to minimize disturbance to the natural hillside by clustering building pads and structures near existing paved streets, on areas with the flattest terrain, or on areas with the least visual impact; and~~
- (B) ~~The overall development minimizes visual and environmental impacts to the surrounding area. In making this finding, the Hearing Officer or Regional Planning Commission shall require projects to comply with the following development standards regarding hillside design, where they apply to the project:~~

<i>Grading and Topography</i>	<ul style="list-style-type: none"> • Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures. • Terracing and retention walls, if unshielded by landscaping and visible from downslope, are designed with varied gradients and curvilinear shapes that mimic or blend into surrounding contours.
<i>Views and Screening</i>	<ul style="list-style-type: none"> • Structures, retention walls, and graded areas are screened by landscaping and vegetation. • Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope.
<i>Surfaces and Reflectance</i>	<ul style="list-style-type: none"> • Structures incorporate articulated surface faces instead of flat blank walls. • Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less.
<i>Landscaping</i>	<ul style="list-style-type: none"> • Where new tree planting occurs, new trees blend with surrounding vegetation.
<i>Trails</i>	<ul style="list-style-type: none"> • Existing trail right-of ways or trail heads within the project, dedicated to the County as of the effective date of the ordinance establishing this Subsection B, are improved if necessary to ensure their ongoing use.

~~In addition to these required design standards, The Hearing Officer or Regional Planning Commission may require that the applicant incorporate additional design standards which would further the purpose of this CSD in minimizing the visual and environmental impacts of development in hillside management areas. Such standards may include, but are not limited to, requiring that visible topsoils used as grading fill match the color and texture of rocks and soils naturally occurring on site, requiring that project structures use matte or rough surfacing to diminish reflectances,~~

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requiring that stands of native vegetation are preserved or expanded, and requiring that mature trees are preserved.

- ~~iii. Any application for grading involving the off-site transport of 1,000 or more cubic yards of material, shall include a haul route for review and approval by the Department.~~
- ~~iv. Any grading occurring during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, shall be subject to mitigation measures deemed necessary by the Department of Public Works to prevent runoff and erosion.~~

~~d3. **Significant Ridgeline Protection.** Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are highly visible ridgelines that dominate the landscape. The locations of the significant ridgelines within the CSD are shown on the map following this Section.~~

~~a. The locations of the significant ridgelines within this CSD are shown on Figure 22.44.127B: Significant Ridgelines, at the end of this Section.~~

~~ib. The highest point of any structure shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, roof-mounted solar panels structure-mounted small scale solar energy systems, and small-scale wind energy conversion systems.~~

~~ii. Any modification to the standards set forth in subsection 2.d.i. shall require a conditional use permit, pursuant to Part 1 of Chapter 22.56. In approving such conditional use permit, the Hearing Officer or Regional Planning Commission shall make the following findings in addition to those required by Section 22.56.090:~~

~~(A) Alternative sites within the project site have been considered and rejected due to the presence of documented hazards or the potential for greater damage to biota, as determined by a biologist; and~~

~~(B) The overall development is designed to comply with the development standards provide in subsection C.2.c.ii.b.~~

4. Historic Preservation.

~~a. ***Significant Properties.*** The following structures may be of historic or architectural significance:~~

- ~~i. 1849-1879 Lake Avenue: Saint Elizabeth's Catholic Church. Map Book 5848, page 1, Parcels 8, 10, 11 and 15. Map 1 Altadena, all of Lot 30;~~

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- ii. 2184 Lake Avenue: Eliot School. Map 5845, page 9, Lots 1—14 of Lake Avenue Heights, and Lot 900, a portion of Grogan Tract;
 - iii. 2245 Lake Avenue: Pacific Electric Railway Substation No. 8. Map Book 5845, page 21, Parcel 35. Map 1 Altadena, portions of Lot 8 and Lot 9;
 - iv. 2366 Lake Avenue: Altadena Library. Map Book 5845, page 5, Parcel 32. Tract No. 7832, Lots 66, 67, 68 and 69; and
 - v. 2455 Lake Avenue, 835—875 Mariposa Street and 2520 and 2526 El Molino Avenue: Woodbury Building. Map Book 5845, page 17, Parcels 10 and 14. Map 1 Altadena, portions of Lots 3 and 4.
- b. ***Alteration.*** Any expansion, addition, alteration or demolition of the structures listed in subsection 4.a above, is subject to the provisions of this Altadena CSD. Notice of application shall be sent to Altadena Heritage thirty (30) days prior to any action.
- c. ***Designated Landmarks and Historic Districts.*** Notwithstanding the provisions herein, any building or structure designated as a landmark or within a historic district shall be regulated under Part 28 of Chapter 22.52 (Historic Preservation Ordinance).

DG. Zone Specific Development Standards

1. Zone R-1.

a. ***Yard Requirements and Height Limits.***

- i. Except as provided below, Section 22.20.120 (Yard Requirements) relating to yards shall remain applicable. Except as established in Part 5 of Chapter 22.44 (Setback Districts), the provisions of this CSD shall supersede the provisions of Section 22.20.120 as follows, as noted in Table 22.44.127-B: ~~The standards for yards and heights shall be based on the size of the lot or parcel as noted in the following table, except as specified in subsections Di-iii through Di-vi:~~

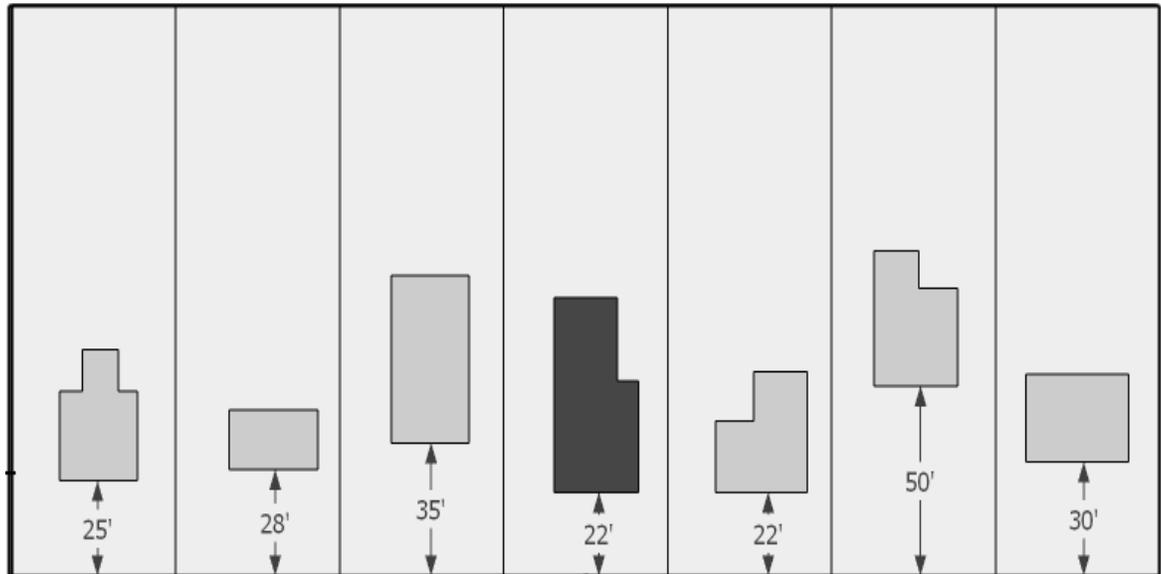
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TABLE 22.44.127-B: YARD REQUIREMENTS					
Lot Size (<u>net</u> square feet)	Minimum Yard Dimensions (linear feet): Front	Minimum Yard Dimensions (linear feet): <u>Back-Rear</u>	Minimum Yard Dimensions (linear feet): Side Interior and Corner	Minimum Yard Dimensions (linear feet): Side Reverse Corner	Maximum Height (linear feet):
40,000+	20	35	5	10	35
39,999 ≥20,000	<u>Smallest front yard on same block (min. 20)</u>	35	<u>10 percent of average lot width (min. 5)</u>	<u>10 percent of average lot width (min. 10)</u>	35
<20,000 13,000- 19,999	<u>Smallest front yard on same block (min. 20)</u>	25	<u>10 percent of average lot width (min. 5)</u>	<u>10 percent of average lot width (min. 10)</u>	30
<13,000	20	25	5	10	30
Flag lots ≤7,500	10	10	10	10	30

- ii. The front yard shall not be less than the smallest front yard of a legally established residence average depth of all of the front yards on the same side of the street on the same block, but in no case less than 20 feet, as illustrated in Figure 22.44.127-C. A vacant lot shall not be included in the computation for this purpose.
- iii. ~~Each side yard shall not be less than 10 percent of the average width of the lot, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards.~~

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Figure 22.44.127-C: Minimum Front Yard Setbacks



The minimum front yard setback is equal to the smallest legally established front yard on the same side of the street on the same block but no less than 20 feet

- ~~iiiv. Each required yard shall not be less than 15 feet where any portion of a residence or other structure within that yard exceeds 23 feet in height. Except as provided in Section 22.48.120 (Projections into Yards), no portion of any structure shall exceed 23 feet in height where located within 15 feet of any property line.~~
- ~~v. Where fill material has been placed on a lot or parcel after such lot was legally created, height shall be measured from the previously existing grade.~~
- ~~vi. The maximum number of stories above grade shall be two. A "basement" as defined in Section 22.08.020,B, shall be considered a story above grade, while a "cellar" as defined in Section 22.08.030,C, shall not be considered a story above grade.~~

b. Height Limits.

- i. Except as provided below, Section 22.20.110 (Height Limits) shall remain applicable. The provisions of this CSD shall supersede the provisions of Chapter 22.20.110 as follows, as noted in Table 22.44.127-C:

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TABLE 22.44.127-C: HEIGHT LIMITS	
Lot (net square feet)	Maximum Height (linear feet):
<u>≥ 20,000</u>	<u>35</u>
<u><20,000</u>	<u>30</u>
<u>Flag Lots</u>	<u>30</u>

- ii. Where fill material has been placed on a lot after such lot was legally created, height shall be measured from the previously existing grade. Where material has been cut on a lot after such lot was legally created, height shall be measured from the grade that results from such cut.
- iii. The maximum number of stories above grade shall be two. A "basement" as defined in Section 22.08.020, B, shall be considered a story above grade, while a "cellar" as defined in Section 22.08.030, C, shall not be considered a story above grade.

c. Fences and Walls.

- i. Maximum Height. Except as provided herein, Section 22.48.160 (Fences and Walls) relating to fences and walls shall remain applicable. Notwithstanding subsection G of Section 22.48.160, the height of a fence or wall shall be measured inclusive of any architectural feature, fixture, or support element attached to or part of said fence or wall.
- ii. Front Yards.
 - (A) Fences and Walls.
 - (1) Fences and walls located within a required front yard and a minimum distance of 10 feet from the ultimate right-of-way line, shall not exceed six feet in height.
 - (2) Fences and walls located within a required front yard and closer than 10 feet to the ultimate right-of-way line shall comply with the height requirements pursuant to subsection A of Section 22.48.160.
 - (B) Hedges and Landscaping. Where hedges and landscaping are located within a required front yard and form a barrier serving the same purpose as a fence or wall, the provisions of this subsection G.1.c.ii.(A) shall apply.

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- iii. Corner Side Yards. Fences, walls, and hedges and landscaping within a required corner side yard shall comply with the provisions of subsection B of Section 22.48.160.
- iv. Location. Notwithstanding the provisions of this CSD, any fence, wall, hedges or landscaping shall comply with Section 22.48.115, Section 22.48.150, and Chapter 16 (General Regulations) of Title 16 (Highways) of the County Code.
- v. 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.
- vi. Applicability.
 - (A) All new fences, walls, hedges and landscaping shall comply as of the effective date of this ordinance that added subsection G.1.c to this CSD.
 - (B) Any existing fence, wall, hedge or landscaping that does not comply must be removed or made to comply, within five years of the effective date of this ordinance that added subsection G.1.c to this CSD. An approved site plan shall be considered proof of compliance.

bd. Gross Structural Area and Lot Coverage.

- i. The gross structural area (GSA) of a residence includes the total floor area of all enclosed areas, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles. Lot coverage shall include all structures erected on the property.
- ii. The maximum GSA or lot coverage shall be determined by the following formula:

$$\text{GSA or Lot Coverage} = (.25 \times \text{net lot area}) + 1,000 \text{ square feet}$$

- iii. In no event shall the maximum GSA or maximum lot coverage exceed 9,000 square feet.

ee. Parking.

- i. Except as provided below, Part 11 of Chapter 22.52 (Parking), including required onsite parking together with a maneuvering area (maneuvering aisle) and driveway, shall remain applicable. The provisions of this CSD shall supersede the provisions of Section

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~~22.52.1180 as follows, as noted in Table 22.44.127-D: Each residence shall provide on-site the required number of vehicle parking spaces, together with a maneuvering area and driveway, as follows:~~

TABLE 22.44.127-D: RESIDENTIAL PARKING	
Number of Bedrooms	Number of Parking Spaces
1 to 4	2
5 or 6	3
7 or more	4 (plus 1 space for every 2 additional bedrooms)

- ~~ii. Where more than two three or more parking spaces are required, per Table 22.44.127-D, above, such spaces may be uncovered and developed in tandem.~~
- ~~iii. "Bedroom" means any habitable room or space with a closet which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking or dining purposes.~~
- ~~d. Except as provided below, all sections of Part 2 of Chapter 22.48 relating to yards shall remain applicable. The provisions of this Community Standards District shall supersede the provisions of Part 2 of Chapter 22.48 as follows:

 - ~~i. The flag lot yard provisions of Section 22.48.050 are hereby modified and not applicable to yards of 7,500 square feet or greater;~~
 - ~~ii. The front yard provisions of Section 22.48.060, 22.48.070, and 22.48.080, are hereby modified by the provisions of subsection D.1.a.ii;~~
 - ~~iii. The side yard provisions of Sections 22.48.090 and 22.48.100 are hereby modified by the provisions of subsection D.1.a.iii;~~
 - ~~iv. The accessory building provisions of subsections A and D of Section 22.48.140 shall not be applicable; and~~
 - ~~v. The yard modification provisions of Section 22.48.180 shall not be applicable.~~~~
- ~~ef. The provisions of this Community Standards District do not supersede the nonconforming use provisions of Part 10 of Chapter 22.56, (Nonconforming Uses, Buildings and Structures), except that: as provided below:~~

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i.—Section 22.56.1510.G. (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards) relating to repair of damage shall be superseded by the following provisions: any single-family residence building or structure nonconforming due to use and/or standards which is damaged or destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 per cent of the total market value of the building or structure as determined by the methods set forth in Section 22.56.1510_G_1_a and b.

g. **Home-Based Occupations.** Except as provided below, Section 22.22.020 (Home-Based Occupations-Regulations) relating to home-based occupations shall remain applicable.

i. Number of Home-Based Occupations. A maximum of two home-based occupations is permitted per property, where no more than one client visit or one client vehicle per hour per property shall be permitted.

ii. Number of Employees. No more than two persons not residing on the property may be employed, either for pay or as a volunteer, to work on the property as part of a home-based occupation, for a maximum total of two non-resident employees per property.

iii. Notwithstanding the prohibitions in subsection B of Section 22.20.020, the following home-based occupations may be permitted:

-- Photography laboratories, digital, where:

(1) Any non-digital photography or film laboratory activities or materials, other than for occupant's own use, shall be prohibited; and

(2) All processing operations of the home-based occupation activity shall be conducted in an approved indoor space.

-- Picture framing, where:

(1) Only assembly of finished wood or other finished products shall be permitted;

(2) All paints, stains and varnishes shall be used in a properly-ventilated area, and shall cause no odors or toxic chemicals to be detected beyond the property; and

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(3) All home-based occupation activity must be conducted in an approved indoor space.

-- Seamstress or tailor, where:

(1) A maximum of four sewing machines shall be permitted for the home-based occupation;

(2) Such sewing machine shall be non-commercial, non-industrial and domestic only; and

(3) All home-based occupation activity shall be conducted in an approved indoor space.

h. ***Bed and Breakfast Establishments.*** If a Conditional Use Permit (Section 22.56.010) application has first been approved, property in Zone R-1 may be used for a bed and breakfast establishment with three or more rooms made available for guests, if the Commission or Hearing Officer additionally finds that the facility will not have a disruptive effect on the neighborhood. 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:

i. The property shall have an area of not less than 10,000 square feet;

ii. The facility shall be operated and maintained by the owner or lessee of the property, and it shall constitute the primary residence of the owner or lessee;

iii. All guest rooms shall be located within the primary residence;

iv. Stays for any paying guests shall not exceed 14 consecutive days, and shall be not more than 30 days for such guest in any calendar year;

v. Kitchens and other cooking facilities shall be prohibited in any guest room within the establishment;

vi. There shall be one onsite parking space, which may be uncovered, served by all-weather access, for each guest room available for paying guests;

vii. The serving or consumption of food or beverages, including any alcoholic beverages, shall be restricted to residents and guests of the facility. No restaurant or similar activity that is open to the general public, shall be permitted;

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viii. Any use of the establishment for commercial special events shall be specifically authorized by a Conditional Use Permit; and

ix. One wall-mounted or freestanding sign shall be permitted, provided that such sign does not exceed four square feet in sign area or eight square feet in total sign area, and does not exceed a height of 42 inches measured vertically from ground level at the base of the sign.

~~f. Modification Procedure. The standards contained in this section may only be modified if a conditional use permit has first been approved as provided in Part 1 of Chapter 22.56 and while such permit is in full force and effect in conformity with the conditions of such permit.~~

2. Zone R-2.

a. **Height Limits.**

i. Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.

ii. On lots or parcels of land with a size of 20,000 square feet or less, the maximum height of any structure shall be 30 feet.

b. **Front Yards.** At least 50 percent of any required front yard shall be landscaped.

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.~~

ii. The floor area of any story above the first story shall be at least 20 percent less than the floor area of the first story and the reduced footprint of such story shall be set back from the side and/or rear of the first story's structure, but not from the front of the first story's structure. Attached garages and other attached non-living areas shall be included in computing the floor area of the first story.

d. **Bed and Breakfast Establishments.** If a Conditional Use Permit (Section 22.56.010) application has first been approved, property in Zone R-2 may be used for a bed and breakfast establishment pursuant to subsection G.1.h of this Section.

~~d. Modification of Development Standards.~~

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- ~~i. The director may permit modifications to the development standards set forth in subsections D.2.a and D.2.b provided that an applicant demonstrates to the satisfaction of the director all of the following:
 - ~~(A) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships;~~
 - ~~(B) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to the other properties within the area governed by the Community Standards District; and~~
 - ~~(C) That granting the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this Community Standards District or the Altadena Community Plan.~~~~
- ~~ii. Application. The procedure for filing a request for modification shall be the same as that for director's review as set forth in Part 12 of Chapter 22.56, except that the applicant shall also submit:
 - ~~(A) A list, certified to be correct by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property, and as owning property within 500 feet from the exterior boundaries of the subject property;~~
 - ~~(B) Two sets of gummed mailing labels for the property owners referenced above with the property owners' names and addresses, and one photocopy of the labels;~~
 - ~~(C) A map drawn to a scale of 1" = 100' indicating the location and owners of all such properties; and~~
 - ~~(D) A filing fee, as set forth in Section 22.60.100, equal to that required for a Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.~~~~
- ~~iii. Notice. Not less than 30 calendar days prior to the date an action is taken, the director shall send a notice by certified mail of the pending application to the Altadena Town Council and the property owners on the list provided by the applicant~~

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~~pursuant to subsection d.ii.A, indicating that the town council or any such property owner may oppose the granting of such modification by filing with the director a written protest described in subsection d.iv, within 14 calendar days from the date of the notice.~~

~~iv. Written protests. Written protests will be accepted only from those persons notified pursuant to subsection d.iii, and shall demonstrate how the application for a modification fails to meet the burden of proof in subsection d.i, and Section 22.56.1690. Those written protests submitted by different co-owners of the same lot or parcel of land shall be deemed one written protest; those written protests submitted by different members of the Altadena Town Council on behalf of the town council shall also be deemed one written protest.~~

~~v. Decision.~~

~~(A) The director shall approve an application for a modification where not more than two written protests are received pursuant to subsection d.iv, where the application complies with Section 22.56.1690, and where the director determines that the application has satisfactorily demonstrated the matters required by subsection d.i. If the director approves the application, the director shall send notice by certified mail to the applicant, the town council, and all of the property owners identified in subsection d.ii.A.~~

~~(B) If three or more written protests are received pursuant to subsection d.iv, or the director determines that the application does not comply with Section 22.56.1690, or the application has not satisfactorily demonstrated the matters required by subsection d.i, the application shall be denied. If the director denies the application for any reason, including the reason that three or more written protests have been received, the director shall send notice of the decision by certified mail to the applicant, the Altadena Town Council, and the property owners identified in subsection d.ii.A. The notice shall indicate that the applicant may file an appeal within 14 calendar days of the date on the notice with a request for a public hearing before the hearing officer.~~

~~vi. Appeal. If the applicant files an appeal, the appeal shall be scheduled for a public hearing before a hearing officer. The~~

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~~applicant shall pay the additional fee for a public hearing set forth in Section 22.60.100 under Site Plan Review, Director's Review for Modification of Development Standards in a Community Standards District. All procedures related to the appeal and the public hearing shall be the same as those for a conditional use permit, except as set forth in subsection d.vii.~~

~~vii. Hearing officer decision. The hearing officer shall approve or deny the application pursuant to the principles and standards of Section 22.56.090. The decision of the hearing officer shall become effective on the date of the decision and shall not be subject to further administrative appeal.~~

3. Zone R-3.

- a. **Height Limits.** Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.
- b. **Interior Side Yards.**
 - i. Any required interior side yard that adjoins a single-family or two-family residentially-zoned lot shall be landscaped, which landscaping shall include shrubbery and/or trees to shield the adjoining property.
 - ii. No driveway, walkway, patio slab, or other area constructed of concrete, asphalt, or similar material shall be permitted in any required interior side yard that adjoins a single-family or two-family residentially-zoned ~~parcel~~ lot.
 - iii. No uncovered porch, platform, landing, deck, or balcony may project into a required interior side yard that adjoins a single-family or two-family residentially-zoned ~~parcel~~ lot.
- c. **Rear Yards.** Rear yards that adjoin a single-family or two-family residentially-zoned ~~parcel~~ lot, shall include a landscaped area with a minimum depth of 10 feet measured from the rear property line. Such landscaped area shall include shrubbery and/or trees to shield the adjoining property. At least one tree, with a minimum size of 15 gallons, shall be provided for every 250 square feet of landscaped area.
- 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,

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~~mansards, or other design features deemed appropriate by the Director.~~

- e. **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:
 - i. The maximum height of the structure at the inside boundary of the interior side yard adjoining the single-family or two-family residentially-zoned ~~parcel~~ lot shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said interior side yard for every two feet in height; and
 - ii. The maximum height of the structure at the inside boundary of the rear yard adjoining the single-family or two-family residentially-zoned ~~parcel~~ lot shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said rear yard for every foot in height.
- f. **Residentially Zoned Property Outside Unincorporated Territory.** For purposes of Subsections G.3.b through G.3.e, above, all requirements related to a structure and/or property adjoining a single-family or two-family residentially-zoned ~~parcel~~ lot shall apply to such structure and/or property regardless of whether or not the single-family or two-family residentially-zoned ~~parcel~~ lot is located within incorporated or unincorporated territory.
- ~~g. Modification of Development Standards. The director may permit modifications to the development standards set forth in subsections D.3.a through D.3.e, pursuant to the provisions set forth in subsection D.2.d.~~

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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 clean up plan, a drive-through facility may be established to operate 24 hours.

ii. Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. In addition to the standards for outdoor dining (Section 22.28.070), restaurants and other eating establishments, including food take-out, may have outdoor dining where:

(A) Outdoor dining is established as accessory to the restaurant or other eating establishment; and

(B) Automobile parking is provided in accordance with Part 11 of Chapter 22.52 (Parking), except as modified in subsection G.4.b.i for outdoor dining.

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iii. Auto Repair Uses. Where auto repair uses are permitted as a primary or incidental use, the following development standards shall apply:

(A) Any auto repair use shall comply with Section 22.28.190;

(B) There shall be no more than three service bays; and

(C) Any required customer parking area shall not be used to store vehicles for repair.

b. Development Standards.

i. Parking. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52 (Vehicle Parking Space), except that the following requirements shall apply:

(A) Retail, or Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. Automobile parking shall comply with Table 22.44.127-E, below, where applicable:

TABLE 22.44.127-E: VEHICLE PARKING FOR RETAIL, OR RESTAURANT OR OTHER EATING ESTABLISHMENT USES					
Lot Size (net square feet)¹	New Construction and Additions	Existing Buildings²			
		<u>New Use</u>	<u>Intensification or Expansion of Use, where no increase in building gross floor area occurs</u>	<u>Intensification or Expansion of Use, where increase in building gross floor area occurs</u>	<u>With Outdoor Dining or Sidewalk Dining</u>
<2,500	<u>None³</u>	<u>None³</u>			
2,500-5,000	<u>30% reduction of that required under Part 11 of Chapter 22.52</u>	<u>30% reduction of that required at time building was constructed</u>	<u>None³</u>	<u>30% reduction of that required for increased gross floor area, including landscaping, bicycle parking and loading spaces</u>	<u>30% reduction of that required for outdoor dining or sidewalk dining area under Part 11 of Chapter 22.52⁴</u>
>5,000	<u>That required under Part 11 of Chapter 22.52</u>	<u>That required at time building was constructed</u>	<u>None³</u>	<u>That required for increased gross floor area, including landscaping, bicycle parking and loading spaces</u>	<u>30% reduction of that required for outdoor dining or sidewalk dining area under Part 11 of Chapter 22.52⁴</u>

¹ Legal nonconforming lots
² Constructed prior to September 22, 1970
³ Except as required for persons with disabilities
⁴ One space per three persons based on occupancy load of outdoor dining or sidewalk dining area

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(B) Location of Parking Areas. When a site plan has first been approved, off-site or shared parking arrangements may be provided to meet required parking for commercial uses, provided that the following are met. In the event the applicant does not or cannot comply with the following after notice of approval of the Ministerial Site Plan Review with Notice, or CSD Modification has been delivered, approval of parking areas shall be revoked, and parking areas shall be provided in accordance with Chapter 22.112 (Parking).

(1) Such off-site or shared parking facility shall be located within 1,320 feet (1/4 mile) from any entrance of the use to which they are provided;

(2) Such off-site or shared parking facility is located on a lot where parking is permitted;

(3) Such area shall be clearly marked as being made available for parking for the subject use(s); and

(4) The applicant:

(a) Is the owner of the lot where such off-site or shared parking facility is located; or

(b) Has control of such off-site or shared parking facility through leasing or other arrangement for a specified term, and in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces. Such leasing or other arrangement shall contain other guarantees assuring continued availability of the spaces.

ii. Height. Except in the Lake Avenue Mixed Use Center Area, the maximum height shall be 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent.

iii. Floor Area Ratio. Except in the C-M zone, M-1 zone and the Lake Avenue Mixed Use Center Area, the total gross floor area of a lot shall not exceed 1.8 times the total net area of such lot.

iv. Signage. Signage shall be provided in accordance with Part 10 of Chapter 22.52 (Signage), except as specified below. The sign regulations contained herein shall not affect existing signs which were legally established according to this Title 22. New signs or proposed changes to existing signs, including size, shape, colors,

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lettering, and location, shall conform to the following provisions specified herein.

(A) Wall Business Signs. Except as otherwise regulated in Section 22.52.880 (Wall Business Signs), wall business signs shall comply with the following:

(1) The wall business sign shall be mounted flush and affixed securely to a building wall and may project a maximum of 12 inches from the building wall or permanent roofed structure to which they are mounted.

(2) The wall business sign may not extend above the roofline and may only extend into the right-of-way to the extent of the building face or the highest soffit line of the building.

(3) Each business in a building may be permitted a maximum of one wall-mounted sign. Businesses with more than one frontage or entry may have one sign for each frontage or entry.

(4) Each ground-floor business establishment fronting on or oriented toward one or more public street, highway or parkway shall be permitted as follows:

(a) Where the public right-of-way has a minimum width of 80 feet, a maximum of one square foot of wall sign area for each linear foot of building frontage.

(b) Where the public right-of-way has a width of less than 80 feet, a maximum of one-half square foot of wall sign area for each linear foot of building frontage.

(5) Where a ground floor business establishment fronts a parking lot hidden from the street, alley, open mall, landscaped open space, or other public way, the exterior building wall facing such parking lot, alley, open mall, landscaped open space, or other public way shall be considered a building frontage for purposes of computing the sign's permitted sign area.

(B) Freestanding Signs. Except as provided below, Section 22.52.890 (Roof and Freestanding Signs) relating to freestanding signs shall remain applicable. On lots with 100 feet or more of street frontage, freestanding business signs with a solid base that rests directly on the ground may be permitted, provided:

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(1) Said sign shall not exceed five feet in height as measured vertically from ground level to the top of the sign; and

(2) Said sign shall not exceed 40 square feet of sign area.

(C) Projecting Signs. One projecting business sign shall be permitted per building frontage for the same business. The area of the projecting sign faces shall be subtracted from the total allowable signage area.

(D) Window Signs.

(1) Window signs shall be displayed only on the interior of windows or door windows of ground-floor or second-floor businesses.

(2) Maximum area shall not exceed 25 percent per transparent glass area of the window (total window area visible from the exterior of the building).

(E) Awning Signs. Awning signs, which are considered the same as a projecting sign for purposes of regulation, shall comply with the following:

(1) The maximum area of awning signs, which are allowed in addition to business wall signage, shall not exceed 20 percent of the exterior surface of each awning for the ground floor and the second floor level.

(2) Awning signs shall not be permitted above the second floor level.

(3) Maximum letter height for awning signs shall not exceed 10 inches.

(F) Building Tenant Information/Identification Signs.

(1) Multitenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance;

(2) Each tenant is allowed a maximum of two square feet of signage per directory, in addition to wall signage.

(3) New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each.

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- (4) All existing built-in signs (permanent signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Marquees and canopies shall not be considered to be built-in signs.
- (5) Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building and in good repair are exempt from these sign provisions.
- (6) The height and placement of signs shall be similar for each business or storefront.
- (7) With the exception of company logos, signage colors used by individual businesses shall be harmonious with the building exterior.

(G) Prohibited Signs:

- (1) Flashing, animated or audible signs, except marquee signs which display time and temperature;
- (2) Signs which rotate, move, or simulate motion;
- (3) Signs with exposed bracing, guy wires, conduits, or similar devices;
- (4) Roof signs (any sign erected and maintained upon or over the roof of any building);
- (5) Outdoor advertising signs (billboards); and
- (6) Box signs.

(H) Size. Maximum height of letters shall be restricted to 18 inches.

(I) Sign Design.

- (1) With the exception of company logos, sign colors shall be harmonious with the building color scheme and storefront.
- (2) With the exception of company logos, lettering styles shall be harmonious with each storefront in a single building.

(J) Sign Maintenance. All signs in a state of disrepair shall be repaired so as to be consistent with the standards of this section, or removed within 30 days from receipt of notification that a state of disrepair exists.

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v. Design Standards. Proposed improvements, renovations of existing buildings, and changes to buildings shall conform to the following design standards.

(A) Materials, Colors, and Equipment.

(1) Any building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades.

(2) Neon Colors. The use of neon colors shall be limited to architectural accent features and not exceed 20 percent of a building frontage surface.

(3) Concrete Masonry Unit (CMU) walls shall be constructed in such a manner as to not permit the CMU blocks to be visible to pedestrians.

(B) Awnings. Awnings shall be architecturally compatible with the related buildings in regards to color and style.

(C) Mechanical Equipment

(1) Individual air conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.

(2) Storefront air conditioning units shall be neutral in appearance and not project outward from the facade. The housing color must be compatible with the colors of the storefront.

(3) Mechanical equipment located on roofs shall be screened by parapet walls or architectural features so that the equipment will not be visible from normal public view at a maximum of 300 feet away.

(D) Security.

(1) Chain-link, barbed and concertina wire fences are prohibited.

(2) All security bars or grilles shall be installed on the inside of the building.

(3) Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited.

(4) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the

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building when not in use (during business hours) or grilles which can be concealed in the architectural elements of the building.

vi. Buffers. Whenever a parking lot or commercial structure is adjacent to a residentially-zoned side yard or rear yard, the following development standards shall apply:

(A) Landscaping. A five foot landscaped buffer shall be provided.

(B) Daylight Plane. A 45 degree plane shall be required for new construction. The daylight plane shall extend from a six foot height at the edge of the required landscaping setback.

(C) Lighting. Fully shielded fixtures shall be used for exterior lighting so as to prevent light trespass to adjacent residential uses. Perimeter luminaries shall be located five feet from the adjacent residential property line.

vii. Pedestrian Character.

(A) Commercial Corridor. A commercial corridor shall mean a street which has a commercial focus, or which has been identified as having a special pedestrian potential near commercial zones. Designated streets are Lake Avenue, Fair Oaks Avenue, Lincoln Avenue, North Allen Drive near New York Drive near the intersection of North Allen Drive and New York Drive, Mariposa Street between El Molino and Lake Avenue, and East Washington Boulevard

(B) Visual Interaction. To encourage and improve the pedestrian character of commercial areas the following standards apply:

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

(2) Where a lot abuts a commercial corridor 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

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windows, or materials offering no view of the interior shall not meet the requirements of this section.

(3) Transparent or lightly tinted material, such as glass, shall be used at or near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum of 20 percent of the building façade .

(4) All primary entrances or windows provided for the purposes of meeting the requirements of this section shall be located a maximum height of four feet above or below the sidewalk, as measured from midpoint at the base of the entrance or window. Where a window exceeds 20 feet in length, the measurement shall be taken at increments of 20 feet.

(C) Pedestrian Flow. Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.

(D) Parking Access. Not more than 20 feet of the commercial frontage shall be devoted to parking access.

(E) Building Façade. A minimum of 50 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.

(F) Roof Design. New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.

(G) Paving Materials. Pedestrian circulation areas and driveway entrances within the boundaries of the private property shall be developed with paving materials such as brick or paver tile.

(H) Architectural Elements. Buildings must incorporate at least three of the following architectural elements and desirable uses:

(1) Arcading;

(2) Arches;

(3) Awnings;

(4) Balconies;

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- (5) Bay windows;
- (6) Benches;
- (7) Colonnades;
- (8) Courtyards;
- (9) Decorative exterior stairs;
- (10) Decorative iron fences;
- (11) Decorative iron grilles;
- (12) Outdoor dining;
- (13) Plazas;
- (14) Raised planters;
- (15) Recessed upper floor loggias or pergolas;
- (16) Tile or masonry fountains.

(l) 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.

viii. Vacant lots. Vacant lots shall be maintained free of debris, overgrown weeds, or junk or garbage.

5. **Zone C-2.** In addition to the uses and requirements under subsection G.4.a of this Section and enumerated in Part 4 of Chapter 22.28 (C-2 Zone), the following uses are permitted as follows:

1. **Permitted uses.**

Sales.

- Multitenant commercial, when more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls.

2. **Conditional Use Permit.** A Conditional Use Permit (Part 1 of Chapter 22.56) is required to establish, operate, and maintain the following:

Services.

- Automobile service stations, including incidental repair, washing and rental of utility trailers;
- Electric distributing substations;
- Microwave stations.

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6. **Zone C-3.** In addition to the uses and requirements under subsection G.4.a of this Section and enumerated in Part 5 of Chapter 22.28 (C-3 Zone), a Conditional Use Permit (Part 1 of Chapter 22.56) is required to establish, operate, and maintain the following:

1. **Sales.**

- Auction houses;
- Automobile sales, new or used;
- Boat and other marine sales;
- Ice sales;
- Mobilehome sales;
- Model home display centers and sales offices;
- Pawnshops;
- Recreational vehicle sales;
- Secondhand stores;
- Stamp redemption centers;
- Trailer sales, box and utility.

2. **Services.**

- Air pollution sampling stations;
- Automobile battery services, provided all repair activities are conducted within an enclosed building only;
- Automobile brake-repair shops, provided all repair activities are conducted within an enclosed building only;
- Automobile muffler shops, provided all repair activities are conducted within an enclosed building only;
- Automobile radiator shops, provided all repair activities are conducted within an enclosed building only;
- Automobile repair garages within an enclosed building only, and excluding body and fender work, painting and upholstery;
- Automobile service stations;
- Bakery goods distributors;
- Boat rentals;
- Carwashes, automatic, coin-operated, and hand wash;
- Comfort stations;

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- Electric distribution substations, including microwave facilities;
- Furniture transfer and storage;
- Gas metering and control stations, public utility;
- Homes for children, foster family;
- Lodge halls;
- Microwave stations;
- Mortuaries;
- Motion picture studios;
- Motorcycle, motorscooter, and trail bike rentals;
- Parcel delivery terminals;
- Radio and television broadcasting studios;
- Recording studios;
- Recreational vehicle rentals;
- Revival meetings, tent, temporary;
- Taxidermists;
- Trailer rentals, box and utility;
- Truck rentals, excluding trucks exceeding two tons capacity;
- Wedding chapels.

c. Recreation and Amusements.

- Amusement rides and devices;
- Athletic fields;
- Carnivals;
- Commercial recreation clubs;
- Golf courses;
- Swimming pools.

d. Accessory Uses.

- Auto body and fender repair, painting, and upholstery;
- Storage of building materials, except during on-site construction;
- Manufacturing.

7. Zone C-M.

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a. **Conditional Use Permit.** In addition to the requirements under subsection G.4 of this Section, in addition to the uses enumerated in Part 6 of Chapter 22.28 (C-M Zone), a Conditional Use Permit (Part 1 of Chapter 22.56) is required to establish, operate, and maintain the following:

i. Sales.

-- Automobile sales, sale of new and used motor vehicles;

-- Boat and other marine sales;

-- Mobilehome sales;

-- Recreational vehicle sales;

-- Trailer sales, box and utility.

ii. Services.

-- Car washes, automatic, coin-operated, and hand wash;

-- Revival meetings, tent, temporary;

-- Tire retreading or recapping.

iii. Accessory Uses.

-- Storage of building materials, except during on-site construction.

b. **Floor Area Ratio.** The total gross floor area ratio of a lot shall not exceed 1.0 times the total net area of such lot.

8. Zone M-1.

a. **Floor Area Ratio.** The total gross floor area ratio of a lot shall not be greater than 1.0 times the total net area of such lot.

EH. Area Specific Development Standards

1. Lake Avenue Mixed Use Center Area.

a. **Intent and Purpose.** The Lake Avenue Area area-specific development standards are established to provide a means of implementing the Altadena Community Plan. The standards are necessary to ensure that the goals and policies of the Community Plan are accomplished in a manner which protects the health, safety, and welfare of the community, thereby strengthening the physical and economic character of the Lake Avenue commercial district of Altadena.

b. **Description of Area.** The boundaries of the Lake Avenue Mixed Use Center Area are shown on the map following this section Map

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22.44.127-C:Lake Avenue Mixed Use Center Area at the end of this Section.

- c. ***Lake Avenue Area-wide Specific Development Standards.***
 - i. Height Limits. The maximum height permitted in the area is 3548 feet.
 - ii. Floor Area Ratio. The total gross floor area ratio of a lot shall not exceed 2.7 times the total net area of such lot.

I. Modification of Development Standards

1. Modification Procedure for Subsection F.3 (Significant Ridgeline Protection). Any modification to the standards set forth in subsection F.3, shall require a Conditional Use Permit (Part 1 of Chapter 22.56). In approving such Conditional Use Permit application, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.56.090 (Application – Grant or denial – Findings and decision at public hearing):

- a. Alternative sites within the project site have been considered and rejected due to the presence of documented hazards or the potential for greater damage to biota, as determined by a biologist; and
- b. The overall development is designed to comply with the development standards provided in subsection F.2.c (Development Standards).

2. Modification of Development Standards for Subsections G.1 (Zone R-1), Subsection G.2 (Zone R-2) and Subsection G.3 (Zone R-3).

a. **Applicability.** The development standards set forth in subsection G.1, G.2 and G.3 may be modified through a Community Standards District Modification.

b. **Application and Review Procedures.**

i. Application Materials. In addition to the information listed under Section 22.56.1680, the applicant shall submit:

(A) An applicant's statement setting forth that:

(1) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(2) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

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- (3) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.
- (B) For a request to modify the fences, walls, hedges and landscaping standards under subsection G.1.c, the applicant shall submit the following additional information:
- (1) A site plan depicting:
- (a) Location and height of the modified fence, wall, hedge or landscaping.
 - (b) Location and width of driveway(s) on the subject property and adjacent property on the same side of the street, and
 - (c) Driveway zone(s) on the subject property;
- (2) An elevation of the subject property and adjacent properties on the same side of the street, including the modified fence, wall, hedge or landscaping; and
- (3) Supporting information such as a line of sight study, demonstrating line of sight for vehicular traffic, including such factors as topographical conditions, and curvature and posted speed of the road.
- iii. Fee. As set forth on the Filing Fee Schedule, the applicant shall submit a filing fee equal to that required for:
- (A) A Site Plan Review for Modification of Development Standards in a Community Standards District; or
 - (B) A Site Plan Review for Modification of Development Standards in a Community Standards District with Public Hearing where a request for public hearing is filed.
- c. **Development Standards – Fences and Hedges.** Any modified fence, wall, hedges or landscaping shall:
- i. Not exceed three and one-half feet in height within the driveway zone of a driveway that is nearly perpendicular to the public right-of-way;
 - ii. Maintain adequate line of sight for vehicular traffic, including such factors as topographical conditions, and curvature and posted speed of the road; and

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- iii. Not exceed three and one-half feet in height where located less than two and one-half feet from the property line or sidewalk, whichever is further from the right-of-way.
- d. ***Requirements for Approval.*** Where a request for public hearing has not been filed, the following shall be requirements for approval of a Community Standards District Modification:
 - i. ***Compliance with Development Standards.*** Except where modified, the project shall demonstrate compliance with all other applicable development standards, including any additional development standards required under subsection I.2.c.
 - ii. ***Notice of Pending Application.*** Not less than 30 days prior to the date an action is taken, notice of the pending application and the applicant's statement shall be mailed to the Altadena Town Council and all owners of property located within a 300-foot radius of the exterior boundaries of the subject property. Said notice shall indicate that the Town Council or any such property owner may oppose the granting of such modification by filing with the Director a written protest described in subsection I.2.d.iii, below, within 14 days from the date of the notice.
 - iii. ***Written Protests.*** No more than two valid written protests shall be received. A written protest shall be considered valid when:
 - (A) A written protest was filed with the Director of Regional Planning within 14 days from the date of the notice;
 - (B) A written protest is submitted from those persons notified pursuant to Subsection I.2.d.ii, above. Those written protests submitted by different co-owners of the same lot shall be deemed one written protest. A tenant may submit a written protest on behalf of a property owner; however no more than one protest shall be counted for each lot. Those written protests submitted by different members of the Altadena Town Council on behalf of the Town Council shall also be deemed one written protest; and
 - (C) A written protest demonstrates how the application for a modification fails to substantiate the statements as described in subsection I.2.b.i.(A), above.
- e. ***Notice of Determination.*** The Director shall send notice of determination to the applicant, the Town Council, and all of the property owners identified in Subsection I.2.d.ii, above. Where the application cannot be approved, said notice shall indicate that the applicant may file a request for public hearing. Such request for public

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hearing shall be filed with the required fee within 14 days of the date of said notice; otherwise the application shall be denied.

f. **Public Hearing.** When a request for public hearing is filed by the applicant, the matter shall be scheduled for a public hearing before the Regional Planning Commission. All procedures related to the public hearing shall be the same as those for a Conditional Use Permit (Part 1 of Chapter 22.56), except as set forth in subsection I.2.h, below.

h. **Regional Planning Commission Decision.**

i. The Regional Planning Commission shall approve or deny the application pursuant to the following findings:

(A) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(B) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(C) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

ii. In approving an application, the Regional Planning Commission may direct changes to be made or condition the project in order to meet the required findings.

iii. The Commission's decision may not be subject to further administrative appeal.

3. **Modification of Development Standards for Subsection G.4 (All Commercial Zones), Subsection G.5 (C-2 Zone), Subsection G.6 (C-3 Zone), Subsection G.7 (C-M Zone), and Subsection H.**

a. **Applicability.** The development standards set forth in subsections G.4, G.5, G.6, G.7 and H may be modified through a Community Standards District Modification.

b. **Application and Review Procedures.**

i. Application Materials. In addition to the information listed under Section 22.56.1680, the applicant shall submit:

(A) An applicant's statement setting forth that:

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- (1) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;
 - (2) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and
 - (3) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.
- ii. Fee. As set forth on the Filing Fee Schedule, the applicant shall submit a filing fee equal to that required for:
- (A) A Site Plan Review for Modification of Development Standards in a Community Standards District; or
 - (B) A Site Plan Review for Modification of Development Standards in a Community Standards District with Public Hearing where a request for public hearing is filed.

c. **Development Standards.**

(Reserved)

- d. **Requirements for Approval.** Where a request for public hearing has not been filed, the following shall be requirements for approval of a Community Standards District Modification:
- i. **Compliance with Development Standards.** Except where modified, the project shall demonstrate compliance with all other applicable development standards, including any additional development standards required under subsection I.3.c.
 - ii. **Notice of Pending Application.** Not less than 30 days prior to the date an action is taken, notice of the pending application and the applicant's statement shall be mailed to the Altadena Town Council and all owners of property located within a 300-foot radius of the exterior boundaries of the subject property. Said notice shall indicate that the Town Council or any such property owner may oppose the granting of such modification by filing with the Director a written protest described in subsection I.3.d.iii, below, within 14 days from the date of the notice.
 - iii. **Written Protests.** No more than five valid written protests shall be received. A written protest shall be considered valid when:

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(A) A written protest was filed with the Director of Regional Planning within 14 days from the date of the notice;

(B) A written protest is submitted from those persons notified pursuant to Subsection I.3.d.ii, above. Those written protests submitted by different co-owners of the same lot shall be deemed one written protest. A tenant may submit a written protest on behalf of a property owner; however no more than one protest shall be counted for each lot. Those written protests submitted by different members of the Altadena Town Council on behalf of the Town Council shall also be deemed one written protest; and

(C) A written protest demonstrates how the application for a modification fails to substantiate the statements as described in subsection I.2.b.i.(A), above.

e. **Notice of Determination.** The Director shall send notice of determination to the applicant, the Town Council, and all of the property owners identified in Subsection I.3.d.ii, above. Where the application cannot be approved, said notice shall indicate that the applicant may file a request for public hearing. Such request for public hearing shall be filed with the required fee within 14 days of the date of said notice; otherwise the application shall be denied.

f. **Public Hearing.** When a request for public hearing is filed by the applicant, the matter shall be scheduled for a public hearing before the Regional Planning Commission. All procedures related to the public hearing shall be the same as those for a Conditional Use Permit (Part 1 of Chapter 22.56), except as set forth in subsection I.3.h, below.

h. **Regional Planning Commission Decision.**

i. The Regional Planning Commission shall approve or deny the application pursuant to the following findings:

(A) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(B) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(C) That the requested modification will not be materially detrimental to properties or improvements in the area or

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contrary to the purpose of this CSD or the Altadena Community Plan.

ii. In approving an application, the Regional Planning Commission may direct changes to be made or condition the project in order to meet the required findings.

iii. The Commission's decision may not be subject to further administrative appeal.

~~ii. *Signs.* The sign regulations prescribed herein shall not affect existing signs which were established legally according to this Title 22. New signs or proposed changes to existing signs, including size, shape, colors, lettering and location shall conform to the following provisions, specified herein.~~

~~(A) Wall Signs.~~

~~(1) Shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of nine inches;~~

~~(2) Each business in a building shall be permitted a maximum of one wall-mounted sign. Businesses with more than one street frontage may have one sign per frontage. Each business in a building having more than 40 feet of primary street frontage shall be permitted one additional wall sign for each additional 30 feet of frontage.~~

~~(B) Freestanding Signs.~~

~~(1) Signs having a solid base which rests directly on the ground may be permitted on any lot for each street frontage having a continuous distance of 100 feet or more.~~

~~(2) Said signs shall not exceed five feet in height measured vertically from ground level at the base of the sign or 40 square feet in area per sign face.~~

~~(3) Said signs shall not be located in nor extend above any public right-of-way or public sidewalk area.~~

~~(C) Awning Signs.~~

~~(1) The maximum area of awning signs, which are allowed in addition to wall signage, shall not exceed 20 percent of the exterior surface of each awning for the ground floor and 10 percent for the second floor level. Maximum letter height shall not exceed 10 inches.~~

~~(2) Awning signs are not permitted above the second floor.~~

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~~(D) Prohibited signs are:~~

- ~~(1) Roof signs; and~~
- ~~(2) Outdoor advertising signs (billboards).~~

~~(E) Sign Size:~~

~~(1) In Zones C-2 and C-3, the total sign area permitted shall correspond to building frontage. A business tenant is allowed one square foot of sign area for every linear foot of building frontage on a street having a right-of-way of at least 80 feet in width. On a street having a right-of-way of less than 80 feet in width, a business tenant is allowed 0.5 square foot of sign area for every linear foot of frontage. Width of signs shall be limited to a maximum fifty percent of the building frontage.~~

~~(2) Maximum height of letters shall be restricted to 18 inches.~~

~~(F) Sign design shall be subject to review and approval by the planning director to insure that:~~

- ~~(1) Sign colors shall coordinate with the building color scheme and storefront and be limited to any three colors.~~
- ~~(2) In multitenant buildings, signage colors used by individual shops shall be complementary with each other.~~
- ~~(3) Lettering styles shall be complementary to each storefront in a single building.~~
- ~~(4) In multitenant buildings, the height and placement of signs shall be similar for each business or storefront.~~
- ~~(5) Multicolored logos may be used if the logo represents 25 percent or less of the total sign area.~~

~~iii. Design Standards.~~

~~(A) Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standard:~~

~~(B) Materials, Colors and Equipment:~~

~~(1) Any building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades.~~

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~~(2) Light earth tones and muted pastel colors are required as the primary or base building color while contrasting, more colorful paints may be used as trim colors for cornices, graphics, and window and door frames.~~

~~(C) Awnings. Awnings shall be architecturally compatible with the related buildings, regarding color and style.~~

~~(D) Mechanical Equipment.~~

~~(1) Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.~~

~~(2) Storefront air-conditioning units shall be neutral in appearance and not project outward from the facade. The housing color must be compatible with the colors of the storefront.~~

~~(3) Mechanical equipment located on roofs shall be screened by parapet walls or architectural features so that the equipment will not be visible from normal public view at a maximum of 300 feet away.~~

~~(E) Security.~~

~~(1) Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted.~~

~~(2) All security bars or grilles shall be installed on the inside of the building.~~

~~(3) Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited.~~

~~(4) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours) or grilles which can be concealed in the architectural elements of the building.~~

~~d. **Lake Avenue Area Zone-Specific Development Standards.**~~

~~Proposed improvements, renovations and changes pertaining to the following development standards shall comply with the provisions of the applicable development standard. The provisions of subsections E1diii through E1dviii apply in all commercial zones.~~

~~i. Zone C-2 (Neighborhood Business Zone).~~

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~~(A) In addition to the uses enumerated in Section 22.28.160, a conditional use permit is required to establish, operate, and maintain the following:~~

~~(1) Sales.~~

~~— Multiple-Tenant Commercial. When more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls;~~

~~(2) Services.~~

~~— Automobile service stations, including incidental repair, washing and rental of utility trailers,~~

~~— Electric distributing substations,~~

~~— Microwave stations.~~

~~ii. Zone C-3 (Unlimited Commercial Zone).~~

~~(A) In addition to the uses enumerated in Section 22.28.210, a conditional use permit is required to establish, operate, and maintain the following:~~

~~(1) Sales.~~

~~— Mobilehome sales,~~

~~— Pawnshop,~~

~~— Trailer sales, box and utility;~~

~~(2) Services.~~

~~— Automobile battery services, provided all repair activities are conducted within an enclosed building only,~~

~~— Automobile brake-repair shops, provided all repair activities are conducted within an enclosed building only,~~

~~— Automobile muffler shops, provided all repair activities are conducted within an enclosed building only,~~

~~— Automobile radiator shops, provided all repair activities are conducted within an enclosed building only,~~

~~— Automobile repair garages within an enclosed building only, and excluding body and fender work, painting and upholstery,~~

~~— Automobile service stations,~~

~~— Bakery goods distributors,~~

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- ~~— Carwashes, automatic, coin-operated, and hand wash,~~
 - ~~— Electric distribution substations, including microwave facilities,~~
 - ~~— Microwave stations,~~
 - ~~— Motion picture studios,~~
 - ~~— Parcel delivery terminals,~~
 - ~~— Radio and television broadcasting studios,~~
 - ~~— Recording studios.~~
- ~~iii. Floor Area. The total gross floor area in all buildings on any one lot shall not exceed 2.7 times the total net area of such parcel of land.~~
- ~~iv. Buffers. Whenever a parking lot or a commercial structure is developed adjacent to a residential zone or residential use, a five-foot landscaped buffer shall be provided and a 45-degree daylight plane shall be incorporated.~~
- ~~v. Parking Areas. With the exception of fully subterranean structures, all parking shall be provided in the rear of the commercial structure, and completely screened from view from Lake Avenue. Screening materials may include walls and/or landscaping.~~
- ~~vi. Landscape Plan. New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/irrigation plan as part of the director's review process. Said plan shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area.~~
- ~~vii. Trash Enclosure. The required trash bin shall be enclosed by a minimum five-foot to a maximum six-foot high decorative wall and must have solid doors.~~
- ~~viii. Pedestrian Character.~~
- ~~(A) To encourage the continuity of retail sales and services, at least 50 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.~~
 - ~~(B) Clear or lightly tinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective~~

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~~glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum 20 percent of the building facade.~~

- ~~(C) Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.~~
- ~~(D) Not more than 20 feet of the commercial frontage shall be devoted to parking access, and no customer drive-through facilities shall be permitted.~~
- ~~(E) A minimum of 50 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.~~
- ~~(F) Roof Design. New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.~~
- ~~(G) Paving Material. Pedestrian circulation areas and driveway entrances within the boundaries of the private property shall be developed with paving materials such as brick or paver tile.~~
- ~~(H) Wall Finish. In order to preserve and enhance a Mediterranean environment on Lake Avenue, building walls shall be constructed primarily of stucco, brick, or other materials as approved by the director.~~
- ~~(I) Architectural Elements. Buildings must incorporate at least five of the following architectural elements and desirable uses:
 - ~~— Arcading,~~
 - ~~— Arches,~~
 - ~~— Awnings,~~
 - ~~— Balconies,~~
 - ~~— Bay windows,~~
 - ~~— Colonnades,~~
 - ~~— Courtyards,~~
 - ~~— Decorative exterior stairs,~~
 - ~~— Decorative iron fences,~~
 - ~~— Decorative iron grilles,~~~~

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- ~~—Outdoor dining,~~
- ~~—Plazas,~~
- ~~—Recessed upper floor loggias or pergolas,~~
- ~~—Tile or masonry fountains.~~

e. ~~**Historical Preservation.** The design standards and zone-specific development standards listed above do not apply to the following structures which may be of historic or architectural significance. Any expansion, addition, alteration or demolition of these buildings must be reviewed by the county of Los Angeles historical landmarks and records commission and the Altadena Heritage prior to issuance of the planning director's review.~~

- ~~i. 1849-1879 Lake Avenue: Saint Elizabeth's Catholic Church. Map Book 5848, page 1, Parcels 8, 10, 11 and 15. Map 1 Altadena, all of Lot 30;~~
- ~~ii. 2184 Lake Avenue: Eliot School. Map 5845, page 9, Lots 1—14 of Lake Avenue Heights, and Lot 900, a portion of Grogan Tract;~~
- ~~iii. 2245 Lake Avenue: Pacific Electric Railway Substation No. 8. Map Book 5845, page 21, Parcel 35. Map 1 Altadena, portions of Lot 8 and Lot 9;~~
- ~~iv. 2366 Lake Avenue: Altadena Library. Map Book 5845, page 5, Parcel 32. Tract No. 7832, Lots 66, 67, 68 and 69~~
- ~~v. 2455 Lake Avenue, 835—875 Mariposa Street and 2520 and 2526 El Molino Avenue: Woodbury Building. Map Book 5845, page 17, Parcels 10 and 14. Map 1 Altadena, portions of Lots 3 and 4.~~

f. ~~Minor Variations. Under exceptional circumstances, the planning director may permit minor variations from the standards specified in subsections E1ciii(B) through E1ciii(D) and E1dviii(A) through E1dviii(I) of this section. Such variations are subject to the finding of the planning director that:~~

- ~~i. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the community plan; and~~
- ~~ii. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the Altadena area; and~~
- ~~iii. Permitting a variation will not be materially detrimental to property or improvements in the area; and~~

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- ~~iv. That no more than two unrelated property owners have expressed any opposition to the minor variation; and~~
- ~~v. Permitting a variation will be consistent with the goals of the community plan.~~
- ~~vi. The procedure for filing a minor variation will be the same as that for the planning director's review, except that the applicant shall also submit:
 - ~~(A) A list, certified to be correct by affidavit or by a statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land to be occupied by the use;~~
 - ~~(B) Two sets of mailing labels for the above stated owners within a distance of 500 feet of the parcel of land to be occupied by the use;~~
 - ~~(C) A map drawn to a scale specified by the director indicating where all such ownerships are located;~~
 - ~~(D) A filing fee equal to that required for site plan review for commercial/industrial projects over 20,000 square feet in size.~~~~
- ~~vii. Not less than twenty days prior to the date an action is taken, the director shall send notice to the owners of record within a distance of 500 feet of the subject property using the mailing labels supplied by the applicant. Any interested person dissatisfied with the action of the planning director may file an appeal from such action. Such appeal shall be filed with the hearing officer within 10 days following notification.~~

~~2. West Altadena Area.~~

- ~~1. **Intent and Purpose.** The West Altadena Area is established to provide a means of assisting in the implementation of the redevelopment plan for the West Altadena Community Redevelopment Project as adopted by the board of supervisors on August 12, 1986. The redevelopment plan contains a redevelopment plan map which delineates the permitted land uses in the area. The requirements of the West Altadena area-specific development standards are necessary to ensure that the goals and policies of the redevelopment plan are accomplished in a manner which protects the health, safety~~

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~~and welfare of the community, especially the surrounding residential neighborhood. This subsection is consistent with the Altadena Community Plan and is also adopted pursuant to Section 700 of the West Altadena Community Redevelopment Plan.~~

- b. ~~**Description of Area.** The West Altadena Area is coterminous with the boundaries of the West Altadena Community Redevelopment Plan. The area extends as follows from the intersection of Woodbury Road and Lincoln Avenue:~~

~~Northerly on Lincoln Avenue 1,700 feet;~~

~~Southerly on Lincoln Avenue 400 feet;~~

~~Westerly on Woodbury Road 3,000 feet; and~~

~~Easterly on Woodbury Road 400 feet.~~

~~The map of the District follows this section. Except as otherwise specifically provided for in this subsection E2, the provisions of this Title 22 shall apply.~~

- c. ~~**West Altadena Area Specific Development Standards.**~~

- i. ~~Yards. For properties in Zones C-3 and C-M, as modified hereinafter:~~

~~(A) Front yards shall be established along all property lines abutting highways as shown on the County Highway Plan.~~

~~(B) Parcels abutting two highways shall have front yards along both highways.~~

~~(C) The front yard shall be at least 10 feet in depth.~~

~~For properties in residential Zones, yards shall be provided in accordance with this Title 22.~~

- ii. ~~Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52.~~

- iii. ~~Signs.~~

~~(A) Except as modified in this section, all signs shall conform to Part 10 of Chapter 22.52, including the enforcement provisions.~~

~~(B) The sign regulations prescribed in this section shall not affect existing signs which were established according to this title.~~

~~(C) All signs in a state of disrepair shall be repaired so as to be consistent with the standards of this section, or removed within 30 days from receipt of notification that a state of disrepair exists.~~

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~~(D) Wall Signs.~~

- ~~(1) Shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches;~~
- ~~(2) May not extend above the roofline and may only extend sideways to the extent of the building face or the highest soffit line of the building;~~
- ~~(3) Each business in a building shall be permitted a maximum of one wall-mounted sign (or two signs if the business is on a corner).~~

~~(E) Window Signs.~~

- ~~(1) Shall be displayed only on the interior of windows or door windows;~~
- ~~(2) Maximum area shall not exceed 25 percent per glass area (total window or door area visible from the exterior of the building).~~

~~(F) Freestanding Signs (Not Attached to Building).~~

- ~~(1) Shall be permitted on any lot or parcel of land for each street frontage having a continuous distance of 100 feet or more. The sign shall be located on the same parcel of land as the business it is advertising;~~
- ~~(2) Shall not exceed 20 feet in height, except as may be expressly approved as a minor variation in Section 22.44.127 E2cv;~~
- ~~(3) Shall not exceed 80 square feet in area per sign face;~~
- ~~(4) Shall not be located in nor extend above any public right-of-way or public sidewalk area;~~
- ~~(5) Pole signs shall not be allowed;~~
- ~~(6) Monument signs, not mounted on poles, are allowed subject to the regulations set out in this paragraph (F).~~

~~(G) Awning Signs.~~

- ~~(1) Awning signs are those which are painted, sewn or stained onto the exterior surface of an awning or canopy.~~
- ~~(2) The maximum area of awning signs, which are allowed in addition to wall signage, shall not exceed 30 percent of the~~

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~~exterior surface of each awning for the ground floor and 20 percent for the second floor level.~~

~~(H) Building Tenant Information/Identification Signs.~~

~~(1) Multitenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance.~~

~~(2) Each tenant is allowed a maximum of two square feet of signage per directory, in addition to wall signage.~~

~~(3) New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each.~~

~~(4) All existing built-in signs (permanent, maintenance-free signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Marquees and canopies shall not be considered to be built-in signs.~~

~~(5) Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building in good repair are exempt from these sign provisions.~~

~~(I) Prohibited signs are as follows:~~

~~(1) Flashing, animated, or audible signs;~~

~~(2) Signs which rotate, move, or simulate motion;~~

~~(3) Signs which extend from the building face more than 12 inches;~~

~~(4) Signs with exposed bracing, guy wires, conduits, or similar devices;~~

~~(5) Roof signs (any sign erected and maintained upon or over the roof of any building);~~

~~(6) Outdoor advertising signs (billboards);~~

~~(7) Painted signs on the building surface;~~

~~(8) Banner signs of cloth or fabric;~~

~~(9) Portable signs;~~

~~(10) Pole signs;~~

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~~(11) Any strings of pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons, and similar attention-getting devices, including noise-emitting devices, with the exception of the following:~~

- ~~(a) National, state, local governmental, institutional, or corporate flags, properly displayed,~~
- ~~(b) Holiday decorations, in season, used for an aggregate period of 60 days in any one calendar year.~~

~~(J) Size.~~

- ~~(1) In Zones C-3 and C-M, total allowable signage area shall correspond to building frontage. A business tenant is allowed 2.0 square feet of signage area for every linear foot of frontage on a street having right-of-way of at least 80 feet in width.~~
- ~~(2) Maximum height of letters shall be restricted to 18 inches. Maximum height of letters on canvas awnings shall be limited to 10 inches. Greater letter sizes shall require the written approval of the executive director of the community development commission and the department of regional planning.~~

~~(K) Such design shall be subject to review and approval by the executive director of the community development commission and the department of regional planning.~~

- ~~(1) Signage colors shall compliment building colors and materials and be limited to three colors.~~
- ~~(2) In multitenant buildings, signage colors used by individual shops shall be complementary with each other.~~
- ~~(3) Lettering styles shall be complementary for each storefront in a single building.~~
- ~~(4) In multitenant buildings, the height and placement of signs shall be consistent for each business or storefront.~~

~~iv. Design Standards.~~

~~(A) All new improvements or improvements to existing structures made in one year which exceed 25 percent of the current market value or assessed valuation of the building or structure are subject to design review by the executive director of the community development commission and the department of regional planning.~~

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~~(B) Uses, buildings and/or structures shall be designed so as to be in harmony with nearby properties with special attention being given to the protection of residential properties planned for residential uses. When structures for nonresidential uses are located adjacent to residentially zoned lots, such structures shall be designed so as to minimize their impact on residentially zoned lots with respect to location on the site, height, architecture, and general amenities. Nonresidential uses shall be subject to review by the director of regional planning.~~

~~(C) Materials, Colors and Equipment.~~

~~(1) Consideration shall be given to the adjacent structures so that the use of mixed materials is harmonious.~~

~~(2) Light earth tones and muted pastel colors are recommended as the primary or base building color while darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.~~

~~(3) Awnings.~~

~~(a) Shall be the same color and style for each opening on a single storefront or business;~~

~~(b) Shall be complementary in color and style for each storefront in a building;~~

~~(c) Shall be designed to coordinate with the architectural divisions of the building including individual windows and bays;~~

~~(d) Shall comply with the building code and fire department requirements;~~

~~(e) In a state of disrepair shall be repaired or removed within 30 days from receipt of notification that a state of disrepair exists.~~

~~(4) Mechanical Equipment.~~

~~(a) Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.~~

~~(b) If air-conditioning units must be located in the storefront, an attempt shall be made to install a window unit which is neutral in appearance and does not project outward from the facade. The housing color shall be compatible~~

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~~with the colors of the storefront. If possible, the air conditioning unit shall be screened or enclosed by using an awning or landscaping.~~

~~(c) Mechanical equipment located on roofs shall be screened by parapet walls or other material so that the equipment will not be visible from any point within 300 feet.~~

~~(5) Security.~~

~~(a) Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted.~~

~~(b) All security bars or grilles shall be installed on the inside of the building, except for roll-up shutters or grilles.~~

~~(c) Horizontally folding accordion grilles installed in front of a storefront are prohibited.~~

~~(d) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours) or roll-up shutters or grilles which can be concealed in the architectural elements of the building.~~

~~v. Minor Variations. Under exceptional circumstances, the department of regional planning may permit minor variation from the standards specified in this section. In order to permit such variations, the applicant must demonstrate through the director's review procedure that:~~

~~(A) The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the redevelopment plan; and~~

~~(B) There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the West Altadena area; and~~

~~(C) Permitting a variation will not be materially detrimental to property or improvements in the area; and~~

~~(D) Permitting a variation will not be contrary to the goals of the redevelopment plan.~~

~~vi. Director's Review.~~

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~~(A) Director's Review as described in Part 12 of Chapter 22.56 of this code is required to establish, operate, or maintain any use, except that no director's review is required for a change in ownership or occupancy. Also exempt from director's review are construction, maintenance, and repairs conducted entirely within any 12-month period which does not exceed 25 percent of the current market value or assessed valuation of the building or structure.~~

~~(B) An application for director's review shall not be submitted to the department of regional planning until the proposed use has been submitted to and reported upon by the executive director of the community development commission as to conformity with the West Altadena Community Redevelopment Plan.~~

~~vii. Conditional Use Permits.~~

~~(A) Conditional Use Permits shall be required for those uses listed as subject to permit as specified in this title, as well as those uses listed in this section.~~

~~(B) In addition to the findings for approval of conditional use permits required by Section 22.56.090, the regional planning commission shall find that:~~

~~(1) The proposed use has been submitted to and reported upon by the community development commission as to conformity with the West Altadena Community Redevelopment Plan; and~~

~~(2) The proposed use is consistent with the West Altadena Community Redevelopment Plan.~~

~~viii. Nonconforming Uses, Buildings, and Structures.~~

~~(A) Uses, buildings and structures which are not in conformance with the redevelopment plan may be continued subject to the conditions contained in Part 10 of Chapter 22.56.~~

~~(B) For nonconforming uses, buildings, or structures, an application may be filed with the department of regional planning requesting:~~

~~(1) Extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site as specified in subsection B of Section 22.56.1540 or subsection A of Section 22.64.050; or~~

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- ~~(2) Substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure is vacant despite efforts to ensure continuation of a nonconforming use and is so constructed that it may not reasonably be converted to or used for a use permitted in the zone in which it is located.~~
- ~~(C) In addition to the findings for an application for a nonconforming use, building, or structure review required by Section 22.56.1550, the regional planning commission shall find that:~~
- ~~(1) The proposed use, building, or structure has been submitted to and reported upon by the community development commission as to conformity with the West Altadena Community Redevelopment Plan; and~~
- ~~(2) The proposed use, building, or structure will not constitute a substantial conflict with implementation of the West Altadena Community Redevelopment Plan.~~
- ~~d. West Altadena Area Zone Specific Development Standards.~~
- ~~i. Modified Zone C-3 (Unlimited Commercial).~~
- ~~(A) Permitted Uses. All uses described in Zone C-3 are allowed, except that the following uses require a conditional use permit:~~
- ~~(1) Sales.~~
- ~~— Auction houses,~~
 - ~~— Automobile sales, new or used,~~
 - ~~— Boat and other marine sales,~~
 - ~~— Ice sales,~~
 - ~~— Mobile home sales,~~
 - ~~— Model home display centers and sales offices,~~
 - ~~— Recreational vehicle sales,~~
 - ~~— Secondhand stores,~~
 - ~~— Stamp redemption centers,~~
 - ~~— Trailer sales, box and utility;~~
- ~~(2) Services.~~
- ~~— Air pollution sampling stations,~~
 - ~~— Auto battery service,~~

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- ~~— Auto brake repair shops,~~
- ~~— Auto muffler shops,~~
- ~~— Auto radiator shops,~~
- ~~— Boat rentals,~~
- ~~— Comfort stations,~~
- ~~— Dog training schools,~~
- ~~— Furniture transfer and storage,~~
- ~~— Gas metering and control stations, public utility,~~
- ~~— Homes for children, foster family,~~
- ~~— Laboratories, research and testing,~~
- ~~— Lodge halls,~~
- ~~— Microwave stations,~~
- ~~— Mortuaries,~~
- ~~— Motion picture studios,~~
- ~~— Motorcycle, motorscooter, and trail bike rentals,~~
- ~~— Recreational vehicle rentals,~~
- ~~— Revival meetings, tent, temporary,~~
- ~~— Signs, outdoor advertising,~~
- ~~— Taxidermists,~~
- ~~— Trailer rentals, box and utility,~~
- ~~— Truck rentals, excluding trucks exceeding two tons capacity,~~
- ~~— Wedding chapels;~~
- ~~(3) Recreation and Amusements.~~
 - ~~— Amusement rides and devices,~~
 - ~~— Athletic fields,~~
 - ~~— Carnivals,~~
 - ~~— Golf courses,~~
 - ~~— Commercial recreation clubs,~~
 - ~~— Swimming pools;~~
- ~~(4) Agricultural Uses.~~

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~~— Crops: field, tree, bush, berry, row;~~

~~(5) Accessory Uses.~~

~~— Storage of building materials, except during on-site construction;~~

~~— Auto body and fender repair, painting, and upholstering;~~

~~— Manufacturing.~~

~~(B) Development Standards. Premises in Modified Zone C-3 shall be subject to the following development standards:~~

~~(1) That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers, and/or trees, and suitable hardscape materials, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area;~~

~~(2) Every building in Modified Zone C-3 shall have a height of not to exceed two stories or 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent. Any structures on the roof, such as air-conditioning units, antennas, and other equipment shall be fully screened from view from any nearby residential properties, where deemed appropriate and consistent with prudent engineering practices;~~

~~(3) The total floor area in all the buildings on any one parcel of land shall not exceed 1.8 times the total lot area of such parcel of land;~~

~~(4) That there be parking facilities as required by Part 11 of Chapter 22.52;~~

~~(5) Outside Display. Except for the following uses, all display in Modified Zone C-3 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:~~

~~— Parking lots;~~

~~— Business signs on the premises;~~

~~(6) Outside Storage. Outside storage is permitted only on the rear of a lot or parcel of land in Modified Zone C-3, provided~~

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~~such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot or parcel of land, and further provided that no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the director of planning may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately comply with the provisions of this section. All such requests for substitution shall be subject to Part 12 of Chapter 22.56, on director's review.~~

~~ii. Modified Zone C-M (Commercial Manufacturing).~~

~~(A) Permitted Uses. All uses described in Zone C-M are allowed, except that the following uses require a conditional use permit:~~

~~(1) Sales.~~

- ~~— Automobile sales, sale of new and used motor vehicles,~~
- ~~— Boat and other marine sales,~~
- ~~— Mobilehome sales,~~
- ~~— Recreational vehicle sales,~~
- ~~— Trailer sales, box and utility;~~

~~(2) Services.~~

- ~~— Car washes, automatic, coin-operated, and hand wash,~~
- ~~— Revival meetings, tent, temporary,~~
- ~~— Signs, outdoor advertising,~~
- ~~— Tire retreading or recapping;~~

~~(3) Agricultural Uses.~~

- ~~— Crops: field, tree, bush, berry, row;~~

~~(4) Accessory Uses.~~

- ~~— Storage of building materials, except during on-site construction.~~

~~(B) Development Standards. Premises in Modified Zone C-M shall be subject to the following development standards:~~

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- ~~(1) Every building in Modified Zone C-M shall have a height of not to exceed two stories or 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent. Any structures on the roof, such as air conditioning units, antennas, and other equipment shall be fully screened from view from any nearby residential properties, where deemed appropriate and consistent with prudent engineering practices.~~
- ~~(2) The total floor area in all the buildings on any one parcel of land shall not exceed one times the total lot area of such parcel of land. Area covered by buildings shall not exceed 60 percent of the total lot area.~~
- ~~(3) Any property used for the outside storage or display of raw materials, equipment, or finished products shall comply with the requirements of Part 7 of Chapter 22.52.~~
- ~~(4) Signs shall comply with the requirements of Part 10 of Chapter 22.52.~~
- ~~(5) Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.~~

~~e. Area Specific Standards.~~

~~i. Area 1 (Modified Zone C-3).~~

~~(A) Area Description. Area 1 is bounded generally on the north by Figueroa Drive, on the east by the redevelopment project area boundary, on the south by Woodbury Road, and on the west by the redevelopment project area boundary.~~

~~(B) Development Standards.~~

- ~~(1) A 10-foot front yard shall be provided along Lincoln Avenue, Woodbury Road, Figueroa Drive, and all other public streets in Area 1.~~
- ~~(2) The required yards will be landscaped and neatly maintained. Landscape and irrigation plans must be submitted to the executive director of the community development commission and the director of regional planning for review and approval.~~
- ~~(3) Buildings located in Area 1 within 50 feet of the redevelopment project area boundaries shall be designed to~~

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~~be compatible with the residential uses which adjoin the boundaries. All permitted residential buildings shall be designed in character with the surrounding residential uses. Architectural renderings shall be submitted and approved by the executive director of the community development commission and the director of regional planning.~~

~~ii. Area 2 (Modified Zone C-M).~~

~~(A) Area Description. Area 2 is bounded generally on the north by the redevelopment project area boundary, on the east by Lincoln Avenue and Area 1, on the south by the redevelopment project area boundary, and on the west by the redevelopment project area boundary west of Windsor Avenue.~~

~~(B) Development Standards.~~

~~(1) A 10-foot continuously landscaped front yard shall be provided along Woodbury Road, Windsor Avenue, and on all other public streets in Area 2, and will be landscaped and neatly maintained. Landscape and irrigation plans shall be submitted to the executive director of the community development commission and the director of regional planning for review and approval.~~

~~(2) Buildings located in Area 2 within 100 feet of the redevelopment project area boundaries, shall be designed to be compatible with the residential uses which adjoin said boundaries. All permitted residential buildings shall be designed in character with surrounding residential uses. Architectural renderings shall be submitted to and approved by the executive director of the community development commission and the director of regional planning.~~

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APPENDIX I

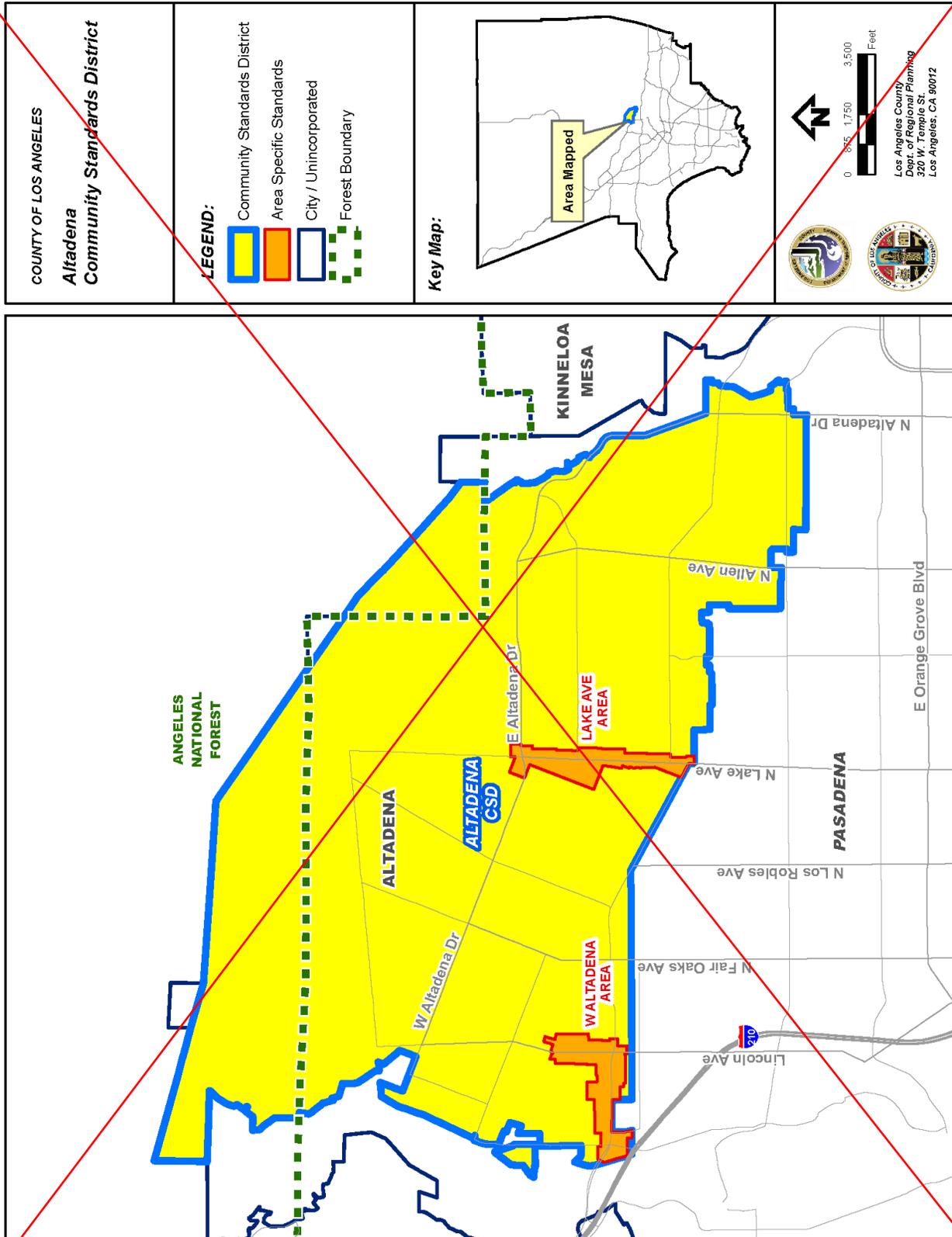
CRITERIA FOR SIGNIFICANT RIDGELINES

The designation of the significant ridgelines within the Altadena Community Standards District is based on the following criteria:

- Topographic complexity. Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges are observable from any location on the valley floor, from a community, or from a public road. Geologic conditions in Altadena make this a common condition.
- Near/far contrast. Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley rim or a pass. Often, layers of ridges are visible into the distance, such as on or adjacent to Chaney Trail. This contrast can be experienced viewing an entire panorama or a portion of a panorama from an elevated point.
- Cultural landmarks. Ridges from views of well-known locations, structures, or other places which are considered points of interest in Altadena. These landmarks include the Owen Brown cabin and gravesite, Zorthian Ranch, Echo Mountain, Rubio and Millard Canyons, and the Nightingale Estate.
- Existing community boundaries and gateways. Ridges and surrounding terrain that provides the first view of predominantly natural, undeveloped land as a traveler emerges from the urban landscape. These lands introduce visitors to the visual experiences they will encounter in Altadena. Community boundaries and gateways include the Foothill Freeway (Interstate 210) and all of the surrounding ridges that provide a skyline and boundary to the entire San Gabriel Valley and a vast, integrated, visually coherent view space delineating the end of the Los Angeles urban area.

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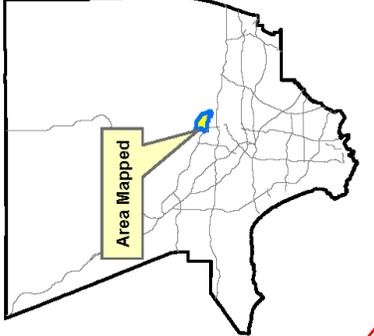
FIGURE 22.44.127-A:ALTADENA CSD BOUNDARY

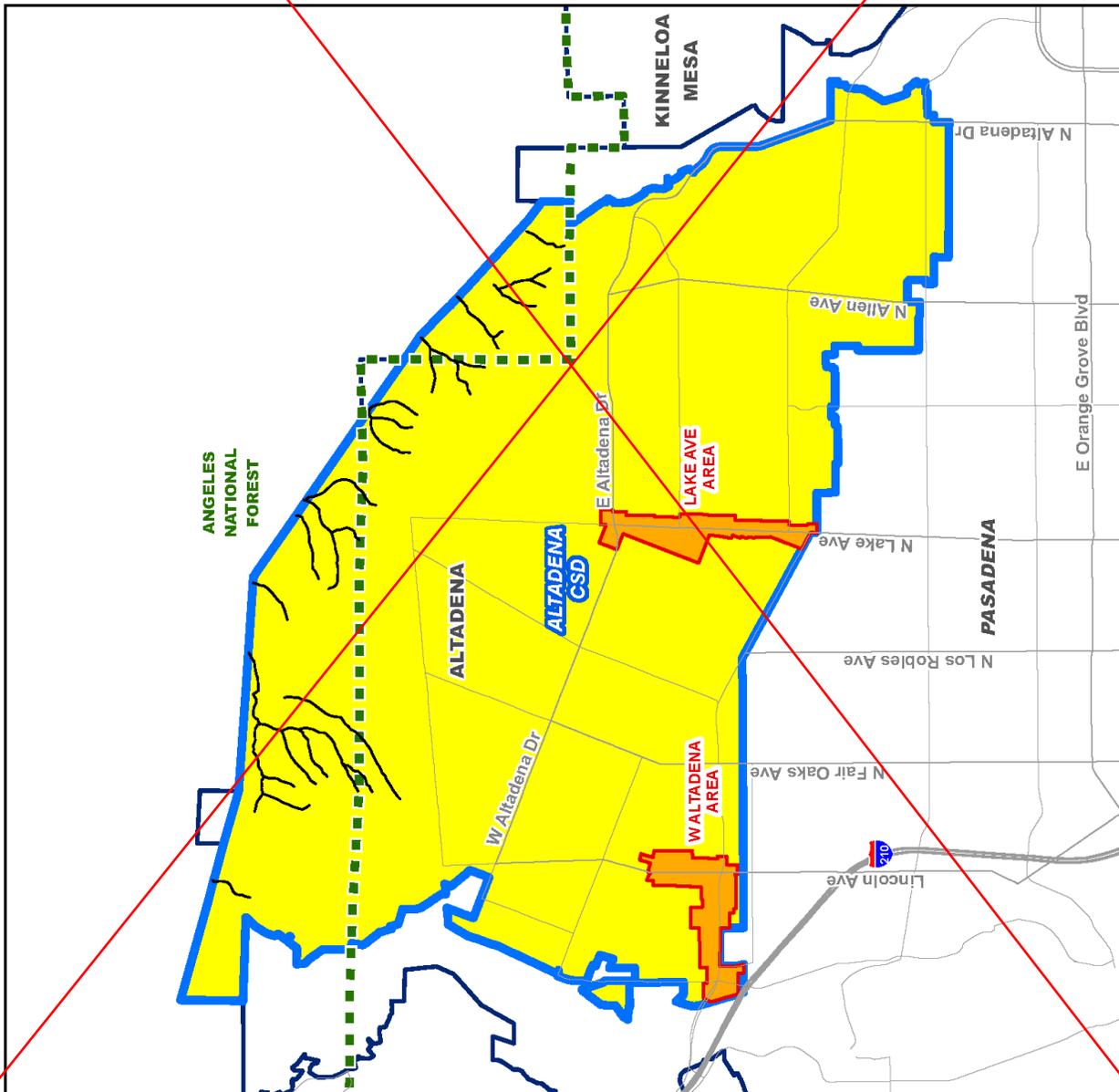


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FIGURE 22.44.127-B: SIGNIFICANT RIDGELINES

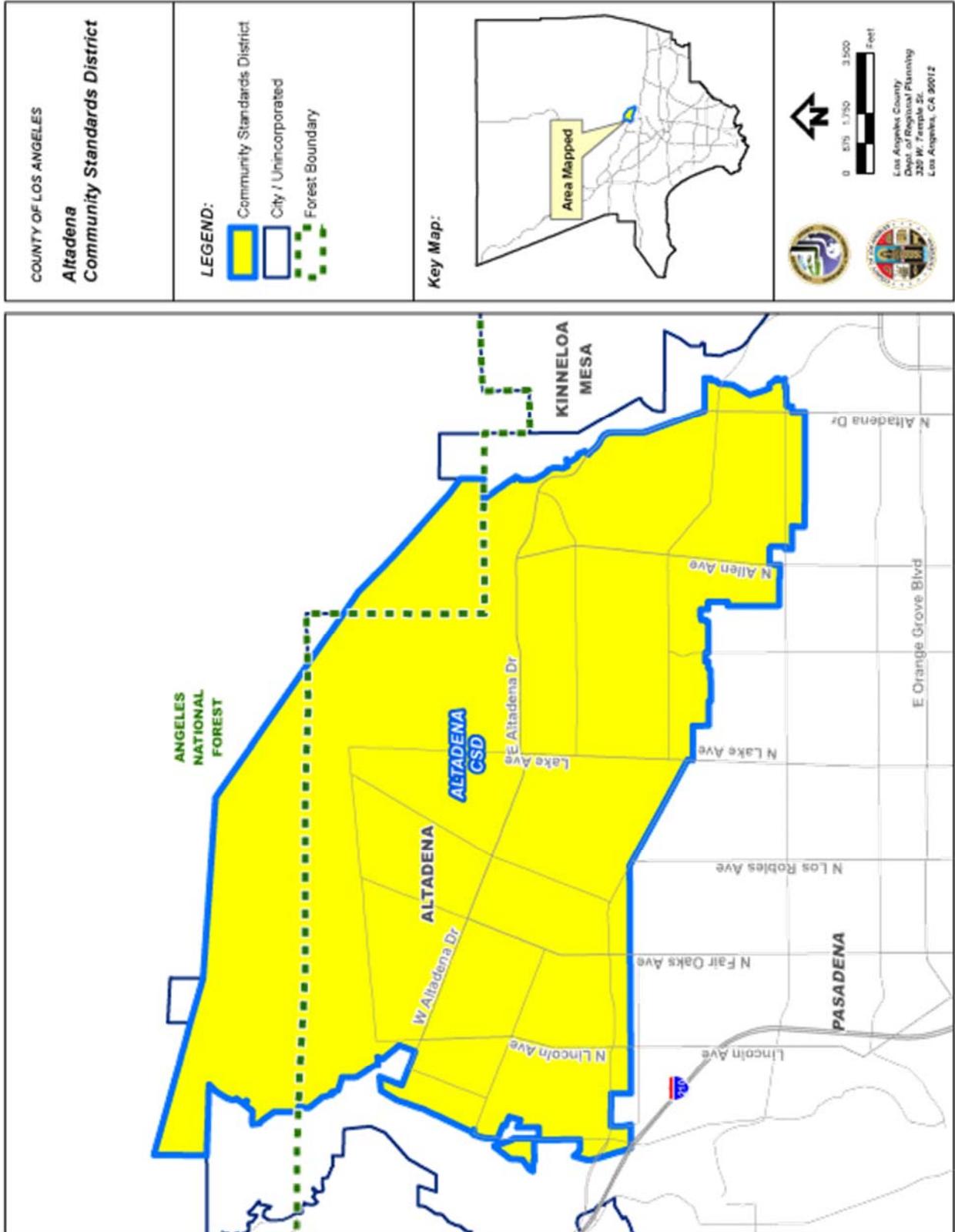
<p>COUNTY OF LOS ANGELES Altadena Community Standards District - Significant Ridgelines</p>	<p>LEGEND:</p> <ul style="list-style-type: none"> — Significant Ridgelines Community Standards District Area Specific Standards City / Unincorporated Forest Boundary 	<p>Key Map:</p> 	 <p>875 1,750 3,500 Feet</p> <p>Los Angeles County Dept. of Regional Planning 320 W. Temple St. Los Angeles, CA 90012</p> 
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MAP 22.44.127-A:ALTADENA CSD BOUNDARY



<p>COUNTY OF LOS ANGELES Altadena Community Standards District</p>	<p>LEGEND:</p> <ul style="list-style-type: none"> Community Standards District City / Unincorporated Forest Boundary 	<p>Key Map:</p> 	 <p>Los Angeles County Dept. of Regional Planning 320 W. Temple St. Los Angeles, CA 90012</p> 
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MAP 22.44.127-B:SIGNIFICANT RIDGELINES

