

Commercial Overview



Update applies uniform standards throughout Altadena that encourage retail activity within commercial areas while protecting surrounding residential uses.



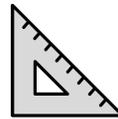
Design elements encourage pedestrian activity on Commercial Corridors.

Updates as of September 2016

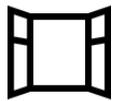
PEDESTRIAN DESIGN



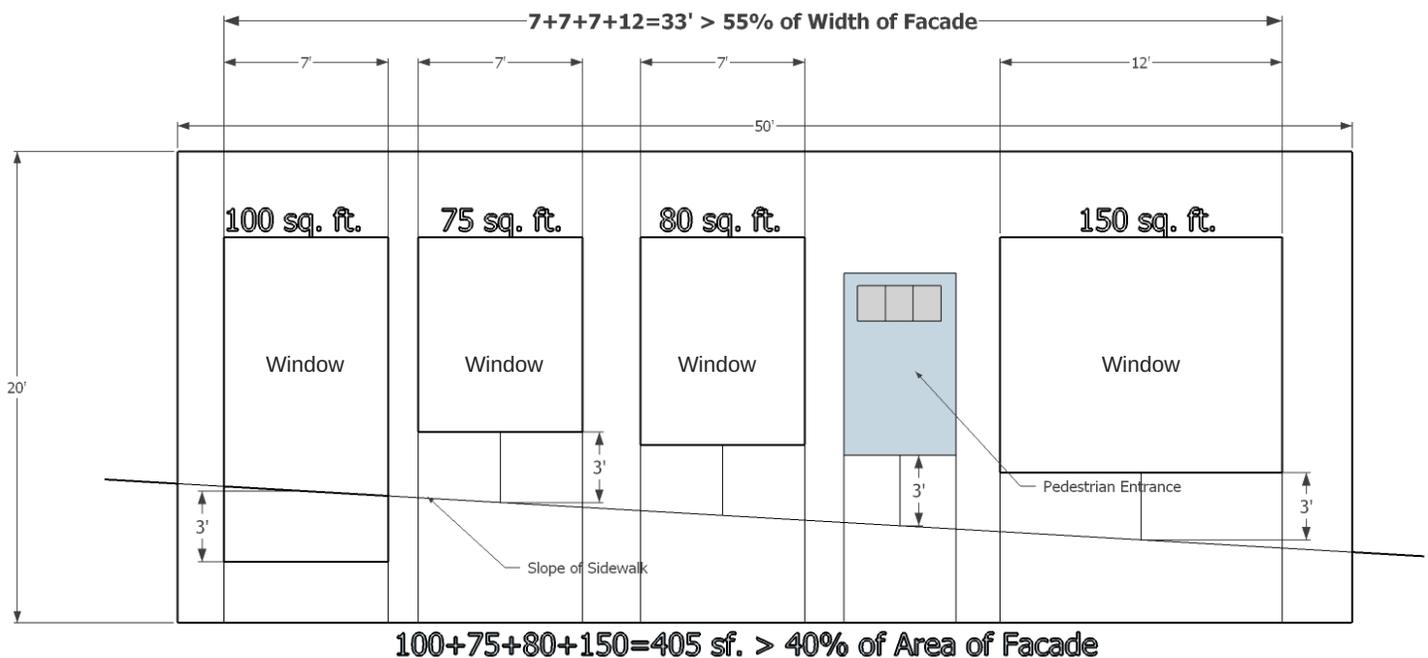
Pedestrian Entrance is required on all lots fronting a Commercial Corridor.



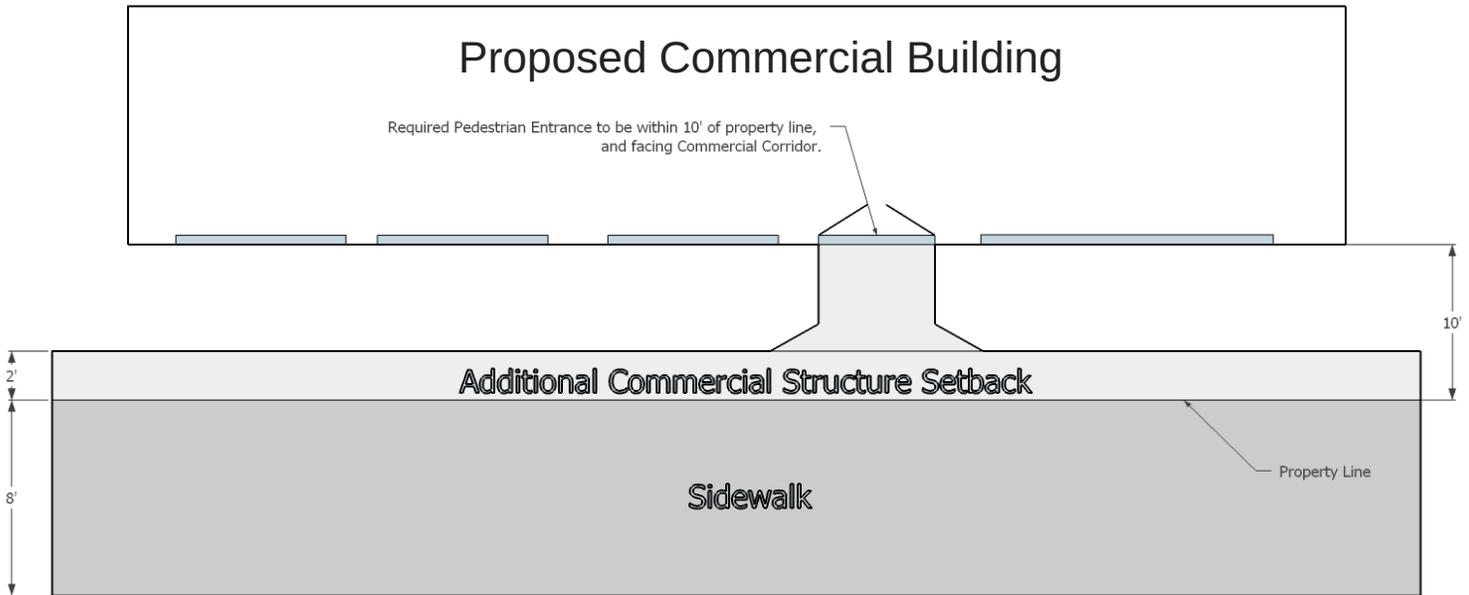
Base of the pedestrian entrance must be within 3' of the height of the sidewalk, and within 10' of the property line.



At least 55% of the width of the building facade, and 40% of the entire facade area is required to be made of windows, or materials that offer a view of the interior of a building. Windows must be within 3' of the height of the sidewalk.



PEDESTRIAN DESIGN



Where no public entrance is provided, subject to approval and public comment, an alternative public space must be provided.



Area of public space depends on building frontage width along the Commercial Corridor (i.e., 10 sq. ft. per every 1' of building frontage).



Proposed public space is required to be next to and accessible from the Commercial Corridor, and be designed as a courtyard, green space, outdoor garden, or covered walkway.

Other Commercial Changes



Drive-through establishments will only be permitted with a Conditional Use Permit (CUP) throughout Altadena. Currently, they are allowed everywhere (by right) except for Lake Avenue (where they are prohibited).



Height limit of commercial structures throughout Altadena will be 35'. For architectural interest, a small portion of the structure can be up to 48'. Currently, only Lake Avenue and the West Altadena Area had height limits; all other areas did not.

For more information, please visit us online at <http://planning.lacounty.gov/altadena>