

DRAFT ORDINANCE

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 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 for a commercially zoned lot is 354835 feet.
 - ii. **Floor Area Ratio.** The total gross floor area ratio of a commercially zoned 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 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 (Hillside Management Development Standards).

2. Modification of Development Standards for Residential Zones.

- a. ***Applicability.*** The development standards set forth as listed below, may be modified through a Community Standards District Modification, subject to the provisions herein: