

Altadena CSD Comparison Table

Zone	Topic	Original	Proposed
All Commercial Zones	Drive-Through Establishments	No drive-through establishments permitted in Lake Avenue Area.	Drive-through permitted with development standards when not adjacent to residential zones, with CUP and development standards when adjacent to residential zones
All Commercial Zones	Restaurants and Retail on Small Lots	Current Title 22 applies.	No parking required for restaurant/ retail uses on lots under 2,500 sq ft., 30% reduction in required parking for lots between 2,500 - 5000 sq. ft., no change for lots above 5,000.
All Commercial Zones	Outdoor Dining	Current Title 22 applies (as restaurant use)	30% reduction in parking for outdoor dining portion; all else as currently in Title 22
All Commercial Zones	Auto-Repair Use	fender shops, battery service, brake repair, muffler and radiator shops and other automotive uses. Incidental repair is permitted with site plan review in all C zones.	more than 3 service bays, protected customer parking area). For accessory auto repair, current restrictions apply (comply with section 22.28.190, no more than 3 service bays, protected customer parking area). All auto-repair uses must comply with 22.28.190.
All Commercial Zones	Commercial Signage	Different signage standards applies to different areas of Altadena	One set of commercial signage standards apply consistently to all commercial zones. Box signs are now prohibited.
All Commercial Zones	Off-Site Parking	Off-site parking permitted with a Parking Permit, but location of parking can only be up to 400 ft away from the use.	Off-site parking location can be up to 1/4 mile with a site plan.
All Commercial Zones	Structure Height	35 ft height limit throughout Altadena, 20% of the building façade in West Altadena can be up to 48 ft high for architectural accent	Height limit in Lake Avenue Mixed Use Center commercial zones increased to 48 ft, height limit elsewhere in Altadena is at 35 ft, with 20% of the frontage up to 48 ft to provide for architectural differentiation and features.
All Commercial Zones	Floor Area Ratio (FAR)	2.8 FAR in Lake Avenue area, 1.0 FAR for C-M zones.	2.7 FAR in Lake Avenue Mixed-Use "Center", 1.8 FAR for all commercial development except C-M zone. 1.0 FAR for C-M and M-1 zone.
All Commercial Zones	Pedestrian Design	50 percent of total width of building must be devoted to entrances, windows, and visually interesting displays facing a commercial street	Minimum 55% of total width and 40% of façade area to be transparent material offering views of the interior, with 75% of width and 60% of façade a transparent material where the structure does not have an entrance fronting a "Commercial Corridor". Standards were clarified to ensure it resulted in pedestrian friendly design.
All Commercial Zones	Architectural Elements	5 required elements for all new construction	3 required elements, with the addition of benches and raised planters to the options

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All Commercial Zones	Multi-tenant commercial	Multi-tenant commercial is permitted with a CUP	Multi-tenant commercial is permitted by right.
All Commercial Zones	Permitted Uses	Permitted Uses varied by area.	All permitted uses in a specific zone apply throughout Altadena. CUP requirements for Dog Training Schools, Laboratories have been removed from C-3 zones.
Community Wide	Driveway zone definition	N/A	New definition of Driveway Zone
Community Wide	HMA Countywide ordinance reference	Reference to previous countywide HMA Ordinance Section 22.56.215	Reference to Section 22.56.217 for consistency with updated countywide HMA Ordinance, including updated hillside design guidelines and required findings. Thresholds and permitting remains the same.
Community Wide	Historic Preservation	Listed specific properties and cites consultation with Altadena Heritage and Landmarks Commission	Retains specific properties and cites consultation with Altadena Heritage; includes reference to new countywide Historic Preservation Ordinance.
R-1	Front Yard Setbacks	Average of all existing homes on same side of block	Same as closest home on same side of block but no less than 20 feet
R-1	Hedges & Landscaping Height in Front	Countywide standards height limit of 3.5 feet in front yard	Can be up to maximum 6 feet if more than 10 feet back from front property line. Modification of standards includes applicable line of sight development standards.
R-1	Fences and Walls Height/Materials	Countywide standards apply	Lists allowed fence materials in required yards
R-1	Applicability Fences, Walls & Hedges	Countywide standards apply	New fences, wall and hedges comply on effective date/5 years to comply for existing
R-1	Home-Based Occupations	Countywide standards apply; office based occupations only. Only one home-based occupation per property. One employee per property	Addition of 3 home based occupations (seamstress/tailor, picture framing, and digital photography lab) with development standards. Up to two home-based occupations per property. Up to two employees per property.

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R-1 & R-2	Bed & Breakfasts	Bed & Breakfast not allowed in R-1 and R-2 zones	Bed & Breakfasts allowed with a CUP and development standards in R-1 and R-2
Community Wide	Modification Procedures	R-1: CUP required for all modifications. R-2 and R-3: CSD Modification. Commercial Design Standards and Architectural Feature requirement can be changed with CSD modification.	CSD Modification follows Minor CUP process with Hearing Officer action where CSD standards are more strict than countywide. Where CSD standards are looser than countywide standards, or a use or item is prohibited, a variance is required.
Community Wide	Notification radius	1,000 feet	300 feet