

# PRELIMINARY DRAFT

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.** Chapter 22.222 is hereby amended to read as follows:

**SECTION 2.** Chapter 22.306 is hereby amended to read as follows:

## **Chapter 22.306 Altadena Community Standards District**

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### Sections

22.306.010	Purpose
22.306.020	Definitions
22.306.030	District Map
22.306.040	Applicability
22.306.050	Application and Review Procedures
22.306.060	Community Wide Development Standards
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### **22.306.010 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. This CSD is also established to minimize the visual and environmental impacts of development in hillside management areas.

### **22.306.020 Definitions**

The following terms are defined solely for this CSD.

**A. \_\_\_ 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.

**B. \_\_\_ Ridgelines.** The line formed by the meeting of the tops of sloping surfaces of land.

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**C. Significant ridgelines.** Highly visible ridgelines that dominate the landscape.

### 22.306.030 District Map

The boundaries of this CSD are shown on **Figure 22.306-A:Altadena CSD Boundary**, at the end of this Chapter.

### 22.306.040 Applicability

(Reserved)

### 22.306.050 Application and Review Procedures

(Reserved)

### 22.306.060 Community Wide Development Standards

A. **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.

#### B. Hillside Management.

1. **Applicability.** The provisions of this Subsection B shall apply in hillside management areas, as defined in Division 2 (Definitions), except for:

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

2. **Permits Required.**

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- a. Minor Conditional Use Permit. A Minor Conditional Use Permit(Chapter 22.160) shall be required for any development that is not otherwise subject to a Conditional Use Permit pursuant to Chapter 22.102 (Hillside Management Areas), except for:
- i. Additions to a structure that was legally established prior to the effective date of the ordinance establishing this Subsection B;
  - ii. New accessory structures; and
  - iii. Development designed so that all areas with a natural slope of 25 percent or greater remain in a natural state.
- ~~b. The Minor Conditional Use Permit application shall include the information required by Section 22.102.040 (Additional Contents of Application) and shall substantiate the findings required by Section 22.160.040.C (Findings), and Sections 22.102.060.A.1 and A.2 (Hillside Management Areas).~~

### ~~3. Grading.~~

- ~~ab. Conditional Use Permit. A Conditional Use Permit (Chapter 22.158) shall be required for any grading on a lot that cumulatively exceeds 2,500 total cubic yards of total cut plus total fill material, excluding any grading approved prior to the effective date of the ordinance establishing this Subsection B.~~

### 3. Development Standards.

- a. 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.
- b. 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.
- c. Additional Development Standards for Conditional Use Permits. In addition to the development standards in this subsection and for a Conditional Use Permit (Chapter 22.102 [Hillside Management Areas Ordinance]), the development shall comply with Table 22.306.060-A, below, where applicable:

**TABLE 22.306.060-A:HILLSIDE DESIGN DEVELOPMENT STANDARDS**

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<b><u>Grading and Topography</u></b>	<ul style="list-style-type: none"> <li>• Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures.</li> <li>• 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.</li> </ul>
<b><u>Views and Screening</u></b>	<ul style="list-style-type: none"> <li>• Structures, retention walls, and graded areas are screened by landscaping and vegetation.</li> <li>• Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope.</li> </ul>
<b><u>Surfaces and Reflectance</u></b>	<ul style="list-style-type: none"> <li>• Structures incorporate articulated surface faces instead of flat blank walls.</li> <li>• Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less.</li> </ul>
<b><u>Landscaping</u></b>	<ul style="list-style-type: none"> <li>• Where new tree planting occurs, new trees blend with surrounding vegetation.</li> </ul>
<b><u>Trails</u></b>	<ul style="list-style-type: none"> <li>• 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.</li> </ul>

**B4. Additional Findings for Conditional Use Permits.** In addition to the findings required under Section 22.158.050.B (Findings) and Section 22.102 [Hillside Management Areas Ordinance], when a Conditional Use Permit approving an application for grading is required by this subsection B, the Commission or Hearing Officer shall make approve the 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):

- i. 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
- ii. The overall development minimizes visual and environmental impacts to the surrounding area. In making this finding, the Commission or Hearing Officer shall require projects to comply with the following development standards regarding hillside design according to Table 22.306.060-A, below, where they apply to the project:

<b>TABLE 22.306.060-A: HILLSIDE DESIGN DEVELOPMENT STANDARDS</b>	
<b><u>Grading and Topography</u></b>	<ul style="list-style-type: none"> <li>• Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures.</li> <li>• 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.</li> </ul>
<b><u>Views and Screening</u></b>	<ul style="list-style-type: none"> <li>• Structures, retention walls, and graded areas are screened by</li> </ul>

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	<p>landscaping and vegetation.</p> <ul style="list-style-type: none"> <li>▲ Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope.</li> </ul>
<b>Surfaces and Reflectance</b>	<ul style="list-style-type: none"> <li>▲ Structures incorporate articulated surface faces instead of flat blank walls.</li> <li>▲ Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less.</li> </ul>
<b>Landscaping</b>	<ul style="list-style-type: none"> <li>▲ Where new tree planting occurs, new trees blend with surrounding vegetation.</li> </ul>
<b>Trails</b>	<ul style="list-style-type: none"> <li>▲ 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.</li> </ul>

In addition to these required design standards, the Commission or The Hearing Officer 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, requiring that stands of native vegetation are preserved or expanded, and requiring that mature trees are preserved.

- c. 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.
- d. 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.

#### 4C. **Significant Ridgeline Protection.**

- a<sub>1</sub>. The locations of the significant ridgelines within this CSD are shown on Figure 22.306-B: Significant Ridgelines, at the end of this Chapter.
- b<sub>2</sub>. 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 solar energy systems or facilities, and ~~small-scale wind energy conversion~~ systems.

#### D. Historic Preservation.

- 1. **Significant Properties.** The following structures may be of historic or architectural significance:

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- a. 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;
  - b. 2184 Lake Avenue: Eliot School. Map 5845, page 9, Lots 1—14 of Lake Avenue Heights, and Lot 900, a portion of Grogan Tract;
  - c. 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;
  - d. 2366 Lake Avenue: Altadena Library. Map Book 5845, page 5, Parcel 32. Tract No. 7832, Lots 66, 67, 68 and 69; and
  - e. 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.
2. **Alteration.** Any expansion, addition, alteration or demolition of the structures listed in subsection D.1 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.
  3. **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 Chapter 22.82 XX (Historic Preservation Ordinance).

### 22.306.070 Zone Specific Development Standards

#### A. Zone R-1.

##### 1. **Yard Requirements and Height Limits.**

- a. Except as provided below, Chapter 22.110 (General Site Regulations) relating to yards shall remain applicable. Except as established in Chapter 22.72 (Setback Districts), the provisions of this CSD shall supersede the provisions of Chapter 22.110 as follows: The standards for yards and heights shall be based on the size of the lot as noted in Table 22.306.070-A, except as specified in Subsections A.1.b through A.1.f, below:

TABLE 22.306.070-A:YARD REQUIREMENTS AND HEIGHT LIMITS					
Lot Size (net square feet)	Minimum Yard Dimensions (linear feet): Front	Minimum Yard Dimensions (linear feet): BackRear	Minimum Yard Dimensions (linear feet): Side Interior and Corner	Minimum Yard Dimensions (linear feet): Side Reverse Corner	Maximum Height (linear feet):

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40,000+	20	35	5	10	35
20,000+ 39,999	<u>Smallest front yard on same block (min. 20 feet)</u>	35	<u>10 percent of average lot width (min. 5 feet)</u>	<u>10 percent of average lot width (min. 10 feet)</u>	35
<20,000 13,000- 19,999	<u>Smallest front yard on same block (min. 20 feet)</u>	25	<u>10 percent of average lot width (min. 5 feet)</u>	<u>10 percent of average lot width (min. 10 feet)</u>	30
<13,000	20	25	5	10	30
Flag lots <7,500	10	10	10	10	30

- b. ~~The front yard shall not be less than the smallest front yard, as legally established, 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. A vacant lot shall not be included in the computation for this purpose.~~
- c. ~~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.~~
- dc. ~~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 22.110.090 (Projections into Yards), no portion of any structure shall exceed 23 feet in height where located within 15 feet of any property line.~~
- e. ~~Where fill material has been placed on a lot after such lot was legally created, height shall be measured from the previously existing grade.~~
- f. ~~The maximum number of stories above grade shall be two. A "basement" as defined in Division 2 (Definitions), shall be considered a story above grade, while a "cellar" as defined in Division 2, shall not be considered a story above grade.~~

### 2. Height Limits.

- a. Except as provided below, Chapter 22.110 (General Site Regulations) relating to heights shall remain applicable. The provisions of this CSD shall supersede the provisions of Chapter 22.110 as follows:

<b>TABLE 22.306.070-B: HEIGHT LIMITS</b>	
<u>Lot (net square feet)</u>	<u>Maximum Height (linear feet):</u>

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<u>Lots (&lt;20,000)</u>	<u>30</u>
<u>Flag Lots</u>	<u>30</u>

- b. 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.
- c. The maximum number of stories above grade shall be two. A "basement" as defined in Division 2 (Definitions), shall be considered a story above grade, while a "cellar" as defined in Division 2, shall not be considered a story above grade.

### **3. Fences and Walls.**

- a. Maximum Height. Except as provided below, Section 22.110.070 (Fences and Walls) relating to fences and walls shall remain applicable.
- i. Measuring Height of Fences and Walls. Notwithstanding Section 22.110.070, 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.
- (1) Fences and Walls. Fences and walls within a required front yard shall not exceed three and one-half feet in height. Where such fence or wall, or portion thereof, for pedestrian line of sight is located a minimum distance of 10 feet back from the front property line or ultimate right of way, whichever distance is greater, and an adequate distance to accommodate a line of sight for vehicles on the street to be determined by Public Works, said fence or wall, or portion thereof, shall not exceed six feet in height.
- iii. Corner Side Yards. Fences, walls, landscaping and hedges within a required corner side yard shall comply with the provisions of Section 22.110.070.B.3.
- b. Location. Notwithstanding the provisions of this CSD, any fence, wall, landscaping or hedges shall comply with Section 22.110.020.B (Applicability) and Chapter 16 (General Regulations) of Title 16 (Highways) of the County Code.

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c. Materials. All portions of new or replacement fences and walls shall be constructed of stone, brick, rock, block, concrete, wood, stucco, tubular steel, wrought iron, or a combination thereof. Chain link fencing may only be used where covered and visually obscured with plant material. Barbed wire or razor wire materials shall be prohibited.

d. Additional Standards for Modification.

*[We are currently exploring the possibility of allowing modifications up to six feet tall for fences, walls and landscaping that act as a fence or wall, dependent on meeting safety concerns, including line of sight.]*

### **24. Gross Structural Area and Lot Coverage.**

a. 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.

b. The maximum GSA or lot coverage shall be determined by the following formula:

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

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

### **35. Parking.**

a. Except as provided below, Chapter 22.110 (General Site Regulations) relating to 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 Chapter 22.110 as follows: Each residence shall provide onsite the required number of vehicle parking spaces, together with a maneuvering area and driveway, per Table 22.306.070-B, below:

<b>TABLE 22.306.070-BC:RESIDENTIAL PARKING</b>	
<b>Number of Bedrooms</b>	<b>Number of Parking Spaces</b>
<del>1 to</del> 4	2
5 or 6	3
7 or more	4 (plus 1 space for every 2 additional bedrooms)

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- b. ~~Where more than two three or more parking spaces are required, per Table 22.306.070-C, above, such spaces may be uncovered and developed in tandem.~~
- 4. ~~Except as provided below, Chapter 22.110 (General Site Regulations) relating to yards shall remain applicable. The provisions of this CSD shall supersede the provisions of Chapter 22.110 as follows:~~
  - a. ~~The flag lot yard provisions of Section 22.110.170 (Flag Lots) are hereby modified and not applicable to yards of 7,500 square feet or greater;~~
  - b. ~~The front yard provisions of Section 22.110.080.B (Required Yards) are hereby modified by the provisions of Subsection A.1.b, above;~~
  - c. ~~The side yard provisions of Section 22.110.080.C (Required Yards) are hereby modified by the provisions of Subsection A.1.c, above;~~
  - d. ~~The accessory building provisions of Section 22.110.030.A and D (Accessory Buildings) shall not be applicable; and~~
  - e. ~~The yard modification provisions of Section 22.110.180 (Modifications Authorized) shall not be applicable.~~
- 56. The provisions of this CSD do not supersede Chapter 22.174 (Nonconforming Uses, Buildings and Structures), except that as provided below:
  - a. ~~Section 22.174.020.G.1 (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 22.174.020.G.1.a and b.~~
- 7. **Home-Based Occupations.** ~~Except as provided below, Section 22.140.290 (Home-Based Occupations) relating to home-based occupations shall remain applicable.~~
  - a. 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.

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b. 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 employees per property.

c. Notwithstanding the prohibitions in Section 22.140.290.C, 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

(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.

8. **Bed and Breakfast Establishments.** If a Conditional Use Permit (Chapter 22.158) 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 22.158.060 (Conditions of Approval), the Commission or Hearing Officer may modify any of the prescribed development standards, below:

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- a. The property shall have an area of not less than 10,000 square feet;
- b. 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;
- c. All guest rooms shall be located within the primary residence;
- d. 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;
- e. Kitchens and other cooking facilities shall be prohibited in any guest room within the establishment;
- f. There shall be one onsite parking space, which may be uncovered, served by all-weather access, for each guest room available for paying guests;
- g. 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;
- h. Any use of the establishment for commercial special events shall be specifically authorized by a Conditional Use Permit; and
- i. 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.

### B. Zone R-2.

#### 1. **Height Limits.**

- a. Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.
- b. On lots with a size of 20,000 square feet or less, the maximum height of any structure shall be 30 feet.

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

#### 3. **Building Design.**

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- a. 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.
- b. 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.

4. **Bed and Breakfast Establishments.** If a Conditional Use Permit (Chapter 22.158) application has first been approved, property in Zone R-2 may be used for a bed and breakfast establishment pursuant to subsection A.8 of this Section.

### C. Zone R-3.

1. **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.
2. **Interior Side Yards.**
  - a. 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.
  - b. 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 lot.
  - c. 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 lot.
3. **Rear Yards.** Rear yards that adjoin a single-family or two-family residentially zoned 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.
4. **Building Design.** Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of

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decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features deemed appropriate by the Director.

5. **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 lot:
  - a. The maximum height of the structure at the inside boundary of the interior side yard adjoining the single-family or two-family residentially zoned 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
  - b. The maximum height of the structure at the inside boundary of the rear yard adjoining the single-family or two-family residentially zoned 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.
26. **Residentially Zoned Property Outside Unincorporated Territory.** For purposes of Subsections C.2 through C.5, above, all requirements related to a structure and/or property adjoining a single-family or two-family residentially zoned lot shall apply to such structure and/or property regardless of whether or not the single-family or two-family residentially zoned lot is located within incorporated or unincorporated territory.

### D. All Commercial Zones.

#### 1. Permitted Uses.

- a. Drive-through Facilities. Drive-through facilities shall be permitted as follows:
  - i. Where located on a lot that adjoins a single-family or two-family residentially zoned lot, if a Conditional Use Permit (Chapter 22.158) application has first been approved, a drive-through facility may be permitted. In addition to the conditions imposed pursuant to Section 22.158.060 (Conditions of Approval), 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

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least 20 feet from the adjacent single-family or two-family 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.

ii. Where located on a lot that does not adjoin a single-family or two-family residentially zoned lot, if a Ministerial Site Plan Review (Chapter 22.188) has first been approved, a drive-through facility may be permitted to operate 24 hours, provided that a cleanup plan is submitted and a site plan is approved.

b. Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. In addition to the standards for outdoor dining (Section 22.140.410), restaurants and other eating establishments, including food take-out, may have outdoor dining where:

i. Outdoor dining is established as accessory to the restaurant or other eating establishment; and

ii. Automobile parking is provided in accordance with Chapter 22.112 (Parking), except as modified below for outdoor dining.

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

i. Any auto repair use shall comply with Section 22.140.100;

ii. There shall be no more than three service bays; and

iii. Any required customer parking area shall not be used to store vehicles for repair.

### 2. Development Standards.

a. Parking.

i. Required Parking Spaces. Automobile parking shall be provided in accordance with Chapter 22.112 (Parking), except that the following requirements shall apply:

(1) Existing Commercial Buildings.

(a) Unless otherwise noted herein, parking required for the establishment of new retail or restaurant and other eating establishment uses within existing commercial

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buildings constructed prior to September 22, 1970, shall be based on the general commercial Zoning Code requirements in effect at the time the building was constructed.

(b) So long as gross floor area of the commercial building is not increased, no additional parking or loading spaces shall be required for intensification of any existing retail or restaurant or other eating establishment use within an existing commercial building, except where accessible parking for persons with disabilities is required by Chapter 22.112 (Parking).

(c) In the event that the gross floor area of the commercial building is increased, additional required landscaping and parking spaces, including loading spaces and bicycle parking spaces, shall be required based on the increased gross floor area as required by Chapter 22.112 (Parking).

(d) For restaurants and other eating establishments, including food take-out, that provide outdoor dining or sidewalk dining, required parking for the outdoor dining or sidewalk dining area shall be calculated at a reduction of 30 percent for the outdoor dining or sidewalk dining area (one space per 3 persons based on the occupant load).

### (2) New Construction on Legal Nonconforming Lots.

(a) On legal nonconforming lots less than 2,500 square feet, no parking shall be required for new retail or restaurant and other eating establishment uses, except where accessible parking for persons with disabilities is required by Chapter 22.112 (Parking).

(b) On legal nonconforming lots from 2,500 square feet to 4,999 square feet, required parking for new retail or restaurant and other eating establishment uses shall be calculated at a reduction of 30 percent from that required by Chapter 22.112 (Parking).

ii. Locations of Parking Areas. Location of parking areas shall be provided in accordance with Chapter 22.112 (Parking), except that if a CSD Modification (Ministerial Site Plan Review (Chapter 22.188) with Notice) application has first been approved, off-site or shared parking arrangements may be

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provided to meet required parking for commercial uses, provided that the following development standards are met:

- (1) Such off-site or shared parking facility must be located within 1,320 feet from any entrance of the use to which they are accessory; and
  - (2) Such off-site or shared parking facility is located on a lot in which the parking use is not prohibited; and
  - (3) Such area shall be clearly marked as being made available for parking for the subject use(s); and
  - (4) Applicant:
    - i. Is the owner of the premises involved, or
    - ii. Has written permission of the owner for a term not under 10 years,
  - (5) Applicant Statement is submitted with rationale for the requested off-site parking in light of Section 22.180.050 (Parking Permit Findings)
  - (6) Not more than five (5) written protests are received pursuant to subsection B.5.
  - (7) Applicant meets requirements set forth in Section 22.180.050.J
  - (8) In the event Applicant does not or cannot meet the specified development standards 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).
- b. Height. Except in the Lake Avenue Mixed Use Center Area, the maximum height is 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.
  - c. Floor Area Ratio. Except in the C-M zone and the Lake Avenue Mixed Use Center Area, the total gross floor area on any lot shall not be greater than 1.8 times the total net area of such lot.
  - d. Signage. Signage shall be provided in accordance with Chapter 22.114 (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

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changes to existing signs, including size, shape, colors, lettering, and location, shall conform to the following provisions specified herein.

i. Wall Business Signs. Except as otherwise regulated in Section 22.114.090 (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/entry may have one sign for each entry/frontage.

(4) Where a ground-floor business establishment fronts on a parking lot hidden from the street, such parking lot shall be considered a building frontage and may have one wall sign along such frontage.

(5) 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.

ii. Freestanding Signs. Except as provided below, Section 22.114.110 (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:

(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.

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iii. Projecting Signs. One projecting business sign shall be permitted on the same lot as a roof or freestanding business sign for the same business. The area of the projecting sign faces shall be subtracted from the total allowable signage area.

iv. 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 glass area (total window or door area visible from the exterior of the building).

v. 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.

vi. 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.

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(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.

(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 complementary.

### vii. 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);

(6) Painted signs on the building surface; and

(7) Box signs.

viii. Size. Maximum height of letters shall be restricted to 18 inches.

### ix. Sign Design.

(1) With the exception of company logos, sign colors shall complement the building color scheme and storefront.

(2) With the exception of company logos, lettering styles shall be complementary to each storefront in a single building.

x. 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.

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

### i. Materials, Colors, and Equipment.

(1) Any building elevation shall be architecturally treated in a consistent manner, including the incorporation within the

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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, whichever is less.

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

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

### iii. 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.

### iv. 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.

f. 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:

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- i. Landscaping. A five foot landscaped buffer shall be provided.
  - ii. 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.
  - iii. 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.
- g. Pedestrian Character.
- i. Visual Interaction.
    - (1) To encourage the continuity of retail sales and services, at least 55 percent of the total width of the building's ground floor parallel to and facing a commercial street shall be devoted to windows, interior views, or interior displays which are of interest to pedestrians. Mirrored, highly reflective materials, densely tinted glass, or false windows shall not be used to meet the requirements of this section.
    - (2) 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 facade.
  - ii. Pedestrian Flow. Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.
  - iii. Parking Access. Not more than 20 feet of the commercial frontage shall be devoted to parking access.
  - iv. 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.
  - v. Roof Design. New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.

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vi. 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.

vii. Architectural Elements. Buildings must incorporate at least three (3) of the following architectural elements and desirable uses:

- (1) Arcading;
- (2) Arches;
- (3) Awnings;
- (4) Balconies;
- (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.

vii. Structure Setback. Structures must be set back at least 24 inches from the sidewalk and landscaped with plants, benches or other architectural features.

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

**E. Zone C-2.** In addition to the requirements under subsection D of this Section, in addition to the uses enumerated in Chapter 22.20 (Commercial Zones), the following uses are permitted as follows:

**1. Permitted uses.**

Sales.

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- 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 (Chapter 22.158) 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.

F. **Zone C-3.** In addition to the requirements under subsection D of this Section, in addition to the uses enumerated in Chapter 22.20 (Commercial Zones), a Conditional Use Permit (Chapter 22.158) 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;

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- 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;
  - 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;

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- 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.

**G. Zone C-M.**

a. **Conditional Use Permit.** In addition to the requirements under subsection D of this Section, in addition to the uses enumerated in Chapter 22.20 (Commercial Zones), a Conditional Use Permit (Chapter 22.158) 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 on any lot shall not exceed 1.0 times the total net area of such lot.

**H. Zone M-1**

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

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### b. Prohibited Uses

- i. Outdoor Advertising Signs
- ii. Billboards

## 22.306.080 Area Specific Development Standards

### A. Lake Avenue Mixed Use Center Area.

1. **Purpose.** The Lake Avenue 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.
2. **Description of Area.** The boundaries of the Lake Avenue Mixed Use Center Area are shown on Figure 22.306-C:Lake Avenue Mixed Use Center Area at the end of this Chapter.
3. **Area Specific Development Standards.**
  - a. Height Limits. The maximum height permitted in the area is ~~35~~48 feet.
  - b. Floor Area Ratio. The total gross floor area ratio on any lot shall not exceed 2.7 times the total net area of such lot.
  - ~~b. 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.~~
    - ~~i. 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.~~
    - ~~ii. Freestanding Signs.~~

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- ~~(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.~~

### ~~iii. 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.~~

### ~~iv. Prohibited signs are:~~

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

### ~~v. 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.~~

### ~~vi. Sign design shall be subject to review and approval by the Director to ensure 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.~~

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~~(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.~~

### ~~c. Design Standards.~~

~~i. Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standard.~~

#### ~~ii. 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) 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.~~

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

#### ~~iv. 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.~~

#### ~~v. 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.~~

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- ~~(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.~~
4. ~~**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 A.4.c through A.4.h, below, apply in all Commercial Zones.
- a. ~~Zone C-2.~~
- i. ~~In addition to the uses enumerated in Chapter 22.20 (Commercial Zones) for Zone C-3, a Conditional Use Permit (Chapter 22.158) 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.~~
- b. ~~Zone C-3.~~
- i. ~~In addition to the uses enumerated in Section 22.20.030 (Land Use Regulations), a Conditional Use Permit (Chapter 22.158) is required to establish, operate, and maintain the following:~~
- ~~(1) Sales.~~
- ~~— Mobilehome sales;~~
  - ~~— Pawnshop;~~
  - ~~— Trailer sales, box and utility;~~
- ~~(2) Services.~~

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- ~~—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,~~
  - ~~—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.~~
- ~~c. *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 lot.~~
- ~~d. *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.~~
- ~~e. *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.~~
- ~~f. *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 site plan. Said plan shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area.~~

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- ~~g. *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.~~
- ~~h. *Pedestrian Character.*~~
- ~~i. 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.~~
  - ~~ii. 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 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.~~
  - ~~iii. Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.~~
  - ~~iv. Not more than 20 feet of the commercial frontage shall be devoted to parking access, and no customer drive-through facilities shall be permitted.~~
  - ~~v. 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.~~
  - ~~vi. *Roof Design.* New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.~~
  - ~~vii. *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.~~
  - ~~viii. *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.~~
  - ~~ix. *Architectural Elements.* Buildings must incorporate at least five of the following architectural elements and desirable uses:  
—Arcading,~~

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- ~~— Arches,~~
- ~~— Awnings,~~
- ~~— Balconies,~~
- ~~— Bay windows,~~
- ~~— Colonnades,~~
- ~~— Courtyards,~~
- ~~— Decorative exterior stairs,~~
- ~~— Decorative iron fences,~~
- ~~— Decorative iron grilles,~~
- ~~— Outdoor dining,~~
- ~~— Plazas,~~
- ~~— Recessed upper floor loggias or pergolas,~~
- ~~— Tile or masonry fountains.~~

~~5. **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 approval of a Discretionary Site Plan Review (Chapter 22.190).~~

- ~~a. 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;~~
- ~~b. 2184 Lake Avenue: Eliot School. Map 5845, page 9, Lots 1—14 of Lake Avenue Heights, and Lot 900, a portion of Grogan Tract;~~
- ~~c. 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;~~
- ~~d. 2366 Lake Avenue: Altadena Library. Map Book 5845, page 5, Parcel 32. Tract No. 7832, Lots 66, 67, 68 and 69~~
- ~~e. 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. West Altadena Area.~~

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1. ~~**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 (“Redevelopment Plan”) as adopted by the Board 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 and welfare of the community, especially the surrounding residential neighborhood. This Subsection B is consistent with the Altadena Community Plan and is also adopted pursuant to Section 700 of the Redevelopment Plan.~~

2. ~~**Description of Area.** The West Altadena Area is coterminous with the boundaries of the 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 area is on Figure 22.306-D:West Altadena Area at the end of this Chapter. Except as otherwise specifically provided for in this Subsection B, the provisions of this Title 22 shall apply.~~

3. ~~**Area Specific Development Standards.**~~

~~a. **Yards.**~~

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

~~(1) Front yards shall be established along all property lines abutting highways as shown on the County Highway Plan.~~

~~(2) Parcels abutting two highways shall have front yards along both highways.~~

~~(3) The front yard shall be at least 10 feet in depth.~~

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

~~b. **Parking.** Automobile parking shall be provided in accordance with Chapter 22.112 (Parking).~~

~~c. **Signs.**~~

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- ~~i. Except as modified in this Chapter, all signs shall conform to Chapter 22.114 (Signs), including the enforcement provisions.~~
- ~~ii. The sign regulations prescribed in this Chapter shall not affect existing signs which were established according to this Title 22.~~
- ~~iii. All signs in a state of disrepair shall be repaired so as to be consistent with the standards of this Chapter, or removed within 30 days from receipt of notification that a state of disrepair exists.~~
- ~~iv. 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).~~~~
- ~~v. 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).~~~~
- ~~vi. Freestanding Signs (Not Attached to Building).
  - ~~(1) Shall be permitted on any lot for each street frontage having a continuous distance of 100 feet or more. The sign shall be located on the same lot 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 Subsection B.3.e, below;~~
  - ~~(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;~~~~

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~~(6) Monument signs, not mounted on poles, are allowed subject to the regulations set out in this Subsection B.3.c.vi.~~

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

~~viii. 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.~~

~~ix. 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;~~

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- ~~(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;~~
- ~~(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.~~~~

~~x. Size.~~

- ~~(1) In Zones C-3 and C-M, total allowable signage area shall correspond to building frontage. A business tenant is allowed two 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, or successor agency, and the Department.~~

~~xi. Design. Such design shall be subject to review and approval by the Executive Director of the Community Development Commission, or successor agency, and the Department.~~

- ~~(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.~~

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~~(4) In multitenant buildings, the height and placement of signs shall be consistent for each business or storefront.~~

~~d. Design Standards.~~

~~i. 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, or successor agency, and the Department.~~

~~ii. 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.~~

~~iii. 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 Title 26 (Building Code) of the County 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.~~

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### ~~(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 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.~~

### ~~e. Discretionary Site Plan Review.~~

- ~~i. A Discretionary Site Plan Review (Chapter 22.190) is required to establish, operate, or maintain any use, except that no review is required for a change in ownership or occupancy. Also exempt from 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.~~
- ~~ii. An application for a Discretionary Site Plan Review shall not be submitted to the Department until the proposed use has been~~

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~~submitted to and reported upon by the Executive Director of the Community Development Commission, or successor agency, as to conformity with the Redevelopment Plan.~~

~~f. Conditional Use Permits.~~

- ~~i. A Conditional Use Permit application (Chapter 22.158) shall be required for those uses listed as subject to permit as specified in this Title 22, as well as those uses listed in this Subsection B.~~
- ~~ii. In addition to the findings for approval of Conditional Use Permit applications required by Section 22.158.050 (Findings and Decision), in approving an application the Commission or Hearing Officer shall find that:
  - ~~(1) The proposed use has been submitted to and reported upon by the Community Development Commission, or successor agency, as to conformity with the Redevelopment Plan; and~~
  - ~~(2) The proposed use is consistent with the Redevelopment Plan.~~~~

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

- ~~i. Uses, buildings and structures which are not in conformance with the Redevelopment Plan may be continued subject to the conditions contained in Chapter 22.174 (Nonconforming Uses, Buildings and Structures).~~
- ~~ii. For nonconforming uses, buildings, or structures, an application may be filed with the Department 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 Section 22.174.050.B (Termination by Operation of Law) or Section 22.248.010.G.2 (Zone Exception – Considered Nonconforming Use When); or~~
  - ~~(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.~~~~

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~~iii. In addition to the findings for an application for a nonconforming use, building, or structure review required by Section 22.174.060 (Review of Amortization Schedule or Substitution of Use), in approving an application the Commission or Hearing Officer shall find that:~~

~~(1) The proposed use, building, or structure has been submitted to and reported upon by the Community Development Commission, or successor agency, as to conformity with the Redevelopment Plan; and~~

~~(2) The proposed use, building, or structure will not constitute a substantial conflict with implementation of the Redevelopment Plan.~~

#### ~~4. Zone Specific Development Standards.~~

##### ~~a. Modified Zone C-3.~~

~~i. Permitted Uses. All uses described in Zone C-3 are allowed, except that the following uses require a Conditional Use Permit (Chapter 22.158):~~

##### ~~(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,~~
- ~~— Auto brake repair shops,~~
- ~~— Auto muffler shops,~~
- ~~— Auto radiator shops,~~

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- ~~— 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.~~

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

### ~~(5) Accessory Uses.~~

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

ii. ~~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 lot shall not exceed 1.8 times the total area of such lot;~~
- ~~(4) That there be parking facilities as required by Chapter 22.112 (Parking);~~
- ~~(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 an approved Special Event Permit (Chapter 22.192):~~
  - ~~— Parking lots,~~
  - ~~— Business signs on the premises;~~
- ~~(6) Outside Storage. Outside storage is permitted only on the rear of a lot in Modified Zone C-3, provided such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot, and further provided~~

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~~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 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 Chapter. All such requests for substitution shall be subject to Chapter 22.190 (Site Plan Review, Discretionary).~~

~~b. Modified Zone C-M.~~

~~i. Permitted Uses. All uses described in Zone C-M are allowed, except that the following uses require a Conditional Use Permit (Chapter 22.158):~~

~~(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.~~

~~ii. Development Standards. Premises in Modified Zone C-M shall be subject to the following development standards:~~

~~(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~~

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~~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 lot shall not exceed one times the total area of such lot. 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 Section 22.140.430 (Outdoor Storage).~~
- ~~(4) Signs shall comply with the requirements of Chapter 22.114 (Signs).~~
- ~~(5) Vehicle storage shall be provided as required by Chapter 22.112 (Parking).~~

### **5. ~~Area Specific Standards.~~**

#### ~~a. Area 1 (Modified Zone C-3).~~

~~i. Area Description. Area 1 is bounded generally on the north by Figueroa Drive, on the east by the West Altadena Community Redevelopment Project area boundary, on the south by Woodbury Road, and on the west by the said Redevelopment Project area boundary.~~

#### ~~ii. 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, or successor agency, and the Director for review and approval.~~
- ~~(3) Buildings located in Area 1 within 50 feet of the Redevelopment Project area boundaries shall be designed to be compatible with the residential uses which adjoin the boundaries. All permitted residential buildings shall be~~

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~~designed in character with the surrounding residential uses. Architectural renderings shall be submitted and approved by the Executive Director of the Community Development Commission, or successor agency, and the Director.~~

~~b. Area 2 (Modified Zone C-M).~~

~~i. Area Description. Area 2 is bounded generally on the north by the West Altadena Community Redevelopment Project area boundary, on the east by Lincoln Avenue and Area 1, on the south by the said Redevelopment Project area boundary, and on the west by the said Redevelopment Project area boundary west of Windsor Avenue.~~

~~ii. 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, or successor agency, and the Director 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, or successor agency, and the Director.~~

### 22.306.090 Modification of Development Standards

A. **Modification Procedure for Section 22.306.060.B.4.b (Significant Ridgeline Protection).** Any modification to the standards set forth in Section ~~22.306.060.B.4.b~~ 22.306.060.C.2, shall require a Conditional Use Permit (Chapter 22.158). In approving such Conditional Use Permit application, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.158.050.B (Findings):

1. 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

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2. The overall development is designed to comply with the development standards provided in Section 22.306.060.B.3 (Development Standards).b.ii (Grading).

~~B. **Modification Procedure for Section 22.306.070.A (Zone R-1).** The standards contained in Section 22.306.070.A (Zone R-1) may only be modified if a Conditional Use Permit has first been approved (Chapter 22.158) and while such permit is in full force and effect in conformity with the conditions of such permit.~~

~~GB. **Modification of Development Standards for Section 22.306.070.A (Zone R-1), Section 22.306.070.B (Zone R-2) and Section 22.306.070.C (Zone R-3).**~~

~~1. **Applicability.** The Director may permit modifications to ~~the~~ development standards set forth in Section 22.306.070.A, Sections 22.306.070.B.1 and B.2 and Sections 22.306.070.C.1 through C.5 may be modified through a CSD Modification 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 other properties within the area governed by this CSD; 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 CSD or the Altadena Community Plan.

### ~~2. **Application and Review Procedures.**~~

~~a. Application Checklist. The ~~procedure~~ application submittal for filing a request for modification shall be the same as that for a Discretionary Site Plan Review CSD Modification and the applicant shall submit a filing fee equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District as set forth on the Filing Fee Schedule.~~

~~b. Additional Application Materials. In addition to Subsection B.2.a, above, the following application materials shall be required:~~

- ~~i. A 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.
3. ***Development Standards.*** A request for modification shall comply with the following development standards:
- a. Not more than two written protests are received pursuant to subsection B.5 below.
  - b. In addition to the development standards in this subsection B.3, a fences and walls modification request shall comply with subsection A.3.d of Section 22.306.020 (Additional Standards for Modification) [TBD].
34. ***Notice.*** For a CSD Modification Site Plan Review, Discretionary), not less than 30 days prior to the date an action is taken, notice of the pending application and applicant's statement shall be mailed to the Altadena Town Council and all owners of property located within a 3004,000-foot radius of the exterior boundaries of the subject property, 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 C.4B.5, below, within 14 days from the date of the notice.
45. ***Written Protests.*** Written protests will be accepted only from those persons notified pursuant to Subsection C.3B.4, above, and shall demonstrate how the application for a modification fails to ~~meet the findings~~ substantiate the statements as described in Subsection C.1B.2.b.i, above, ~~and Section 22.228.040 (Findings and Decision)~~. Those written protests submitted by different co-owners of the same lot 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.
56. ***Notice of Decision.***

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- a. ~~The Director shall approve an application for a modification where not more than two written protests are received pursuant to Subsection C.3B.4, above, where the application complies with Section 22.228.040 (Findings and Decision), and where the Director determines that the application has satisfactorily demonstrated the matters required by Subsection C.3B.1, above. If the Director approves the application, the The Director shall send notice of the decision by certified mail to the applicant, the Town Council, and all of the property owners identified in Subsection C.3B.4, above.~~
- b. ~~If three or more written protests are received pursuant to Subsection C.3B.4, above, or the Director determines that the application does not comply with Section 22.228.040 (Findings and Decision), or the application has not satisfactorily demonstrated the matters required by Subsection C.3B.1, above, 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 C.3, above. The notice of decision shall indicate that the applicant may file an appeal within 14 days of the date on the notice with a request for a public hearing before the Hearing Officer by filing a Conditional Use Permit to request the modification.~~
- ~~67. **Appeal.** If the applicant files an appeal, t~~The appeal shall be scheduled for a public hearing before the ~~Hearing Officer~~ Regional Planning Commission. The applicant shall pay the additional fee for a public hearing set forth on the Filing Fee Schedule for a Conditional Use Permit Site Plan 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 (Chapter 22.158), except as set forth in Subsection C.7B.8, below.
- ~~78. **Hearing Officer Regional Planning Commission Decision.** The Hearing Officer Regional Planning Commission shall approve or deny the application pursuant to the principles and standards of Section 22.222.200 (Findings and Decision), and may. The decision of the Hearing Officer shall become effective on the date of the decision and shall not be subject to further administrative appeal.~~
- D. ~~Minor Variations for Section 22.306.080.A (Lake Avenue Area)~~Modification of Development Standards for Commercial Zones.

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1. **Applicability.** The development standards set forth under 22.306.070.D and 22.306.080 may be modified through a CSD Modification. ~~Under exceptional circumstances, the Director may permit minor variations from the standards specified in Section 22.306.080.A.3.c.ii through A.3.c.iv and Section 22.306.080.A.4.h.i through A.4.h.ix. Such variations are subject to the finding of the Director that:~~
2. **Application and Review Procedures.**
  - a. **Application Checklist.** The application submittal for a request for modification shall be the same as that for a (Discretionary Site Plan Review) CSD Modification, and the applicant shall submit a filing fee equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District as set forth on the Filing Fee Schedule.
  - b. **Additional Application Materials.** In addition to Subsection D.2.a above, the following application materials shall be required:
    - i. **A statement setting forth that:**
      - (1) The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Community Plan;
      - (2) 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
      - (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.
3. **Development Standards.** A request for modification shall comply with the following development standards:
  - a. **Not more than five (5) written protests are received pursuant to subsection B.5 below**
4. **Notice.** Notwithstanding Chapter XXX (CSD Modification), not less than 30 days prior to the date an action is taken, notice of the pending application and 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, indicating that the Town Council or any such property owner may oppose the

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- granting of such modification by filing with the Director a written protest described in Subsection D.5, below, within 14 days from the date of the notice.
5. Written Protests. Written protests will be accepted only from those persons notified pursuant to Subsection D.4, above, and shall demonstrate how the application for a modification fails to substantiate the statements as described in Subsection D.2.b.i, above. Those written protests submitted by different co-owners of the same lot 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.
  6. Notice of Decision.
    - a. The Director shall send notice of the decision to the applicant, the Town Council, and all of the property owners identified in Subsection D.4, above.
    - b. The notice of decision shall indicate that the applicant may file an appeal by filing a Conditional Use Permit to request the modification.
  7. Appeal. The appeal shall be scheduled for a public hearing before the Regional Planning Commission. The applicant shall pay the fee set forth on the Filing Fee Schedule for a Conditional Use Permit. All procedures related to the appeal and the public hearing shall be the same as those for a Conditional Use Permit (Chapter 22.158, except as set forth in Subsection D.8 below.
  8. Regional Planning Commission Decision. The Regional Planning Commission shall approve or deny the application pursuant to the principles and standards of Section 22.222.200 (Findings and Decision), and may be subject to further administrative appeal.
  - ~~2. The procedures for filing a request for a minor variation shall be the same as those for the Discretionary Site Plan Review, except that the filing fee shall be equal to that required for a Site Plan Review for Modification of Development Standards in a Community Standards District.~~
  - ~~3. Notwithstanding Chapter 22.190(Site Plan Review, Discretionary), not less than twenty days prior to the date an action is taken on a minor variation, notice shall be mailed to all owners of property located within a 1,000-foot radius of the exterior boundaries of the subject property noted on the application. Any interested person dissatisfied with the action of the Director may file an appeal from such action. Such~~

## PRELIMINARY DRAFT

~~appeal shall be filed with the Hearing Officer within 10 days following notification.~~

~~**E. Minor Variations for Section 22.306.080.B (West Altadena Area).**~~

~~Under exceptional circumstances, the Department may permit minor variation from the standards specified in Section 22.306.080.B. In order to permit such variations, the applicant must demonstrate through a Discretionary Site Plan Review (Chapter 22.190) application that:~~

- ~~1. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the Redevelopment Plan;~~
- ~~2. 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;~~
- ~~3. Permitting a variation will not be materially detrimental to property or improvements in the area; and~~
- ~~4. Permitting a variation will not be contrary to the goals of the Redevelopment Plan.~~

## PRELIMINARY DRAFT

### APPENDIX I

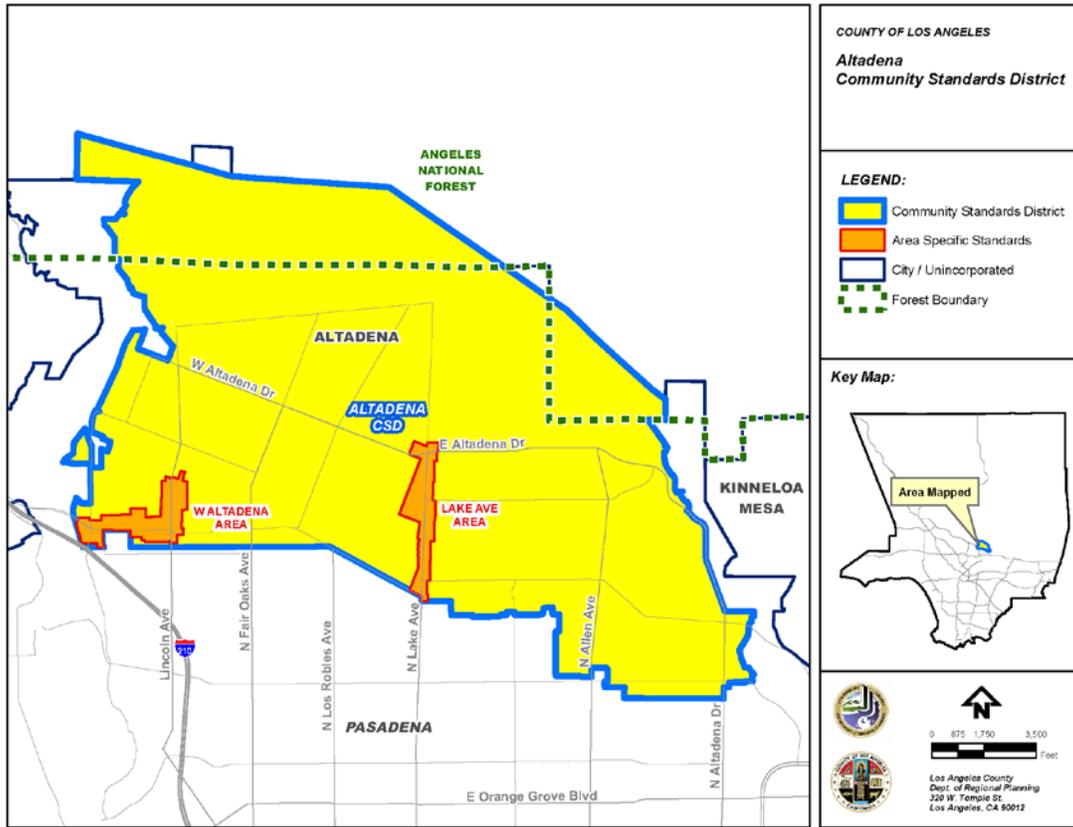
#### CRITERIA FOR SIGNIFICANT RIDGELINES

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.

# PRELIMINARY DRAFT

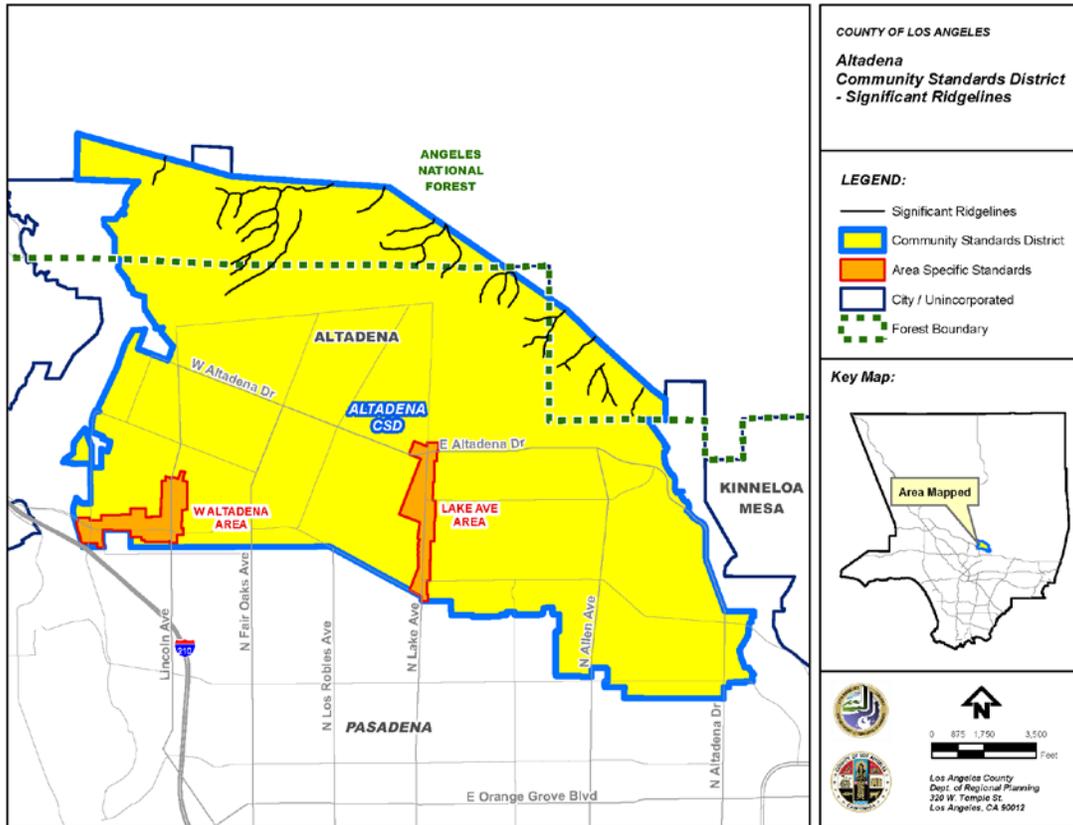
FIGURE 22.306-A:ALTADENA CSD BOUNDARY



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# PRELIMINARY DRAFT

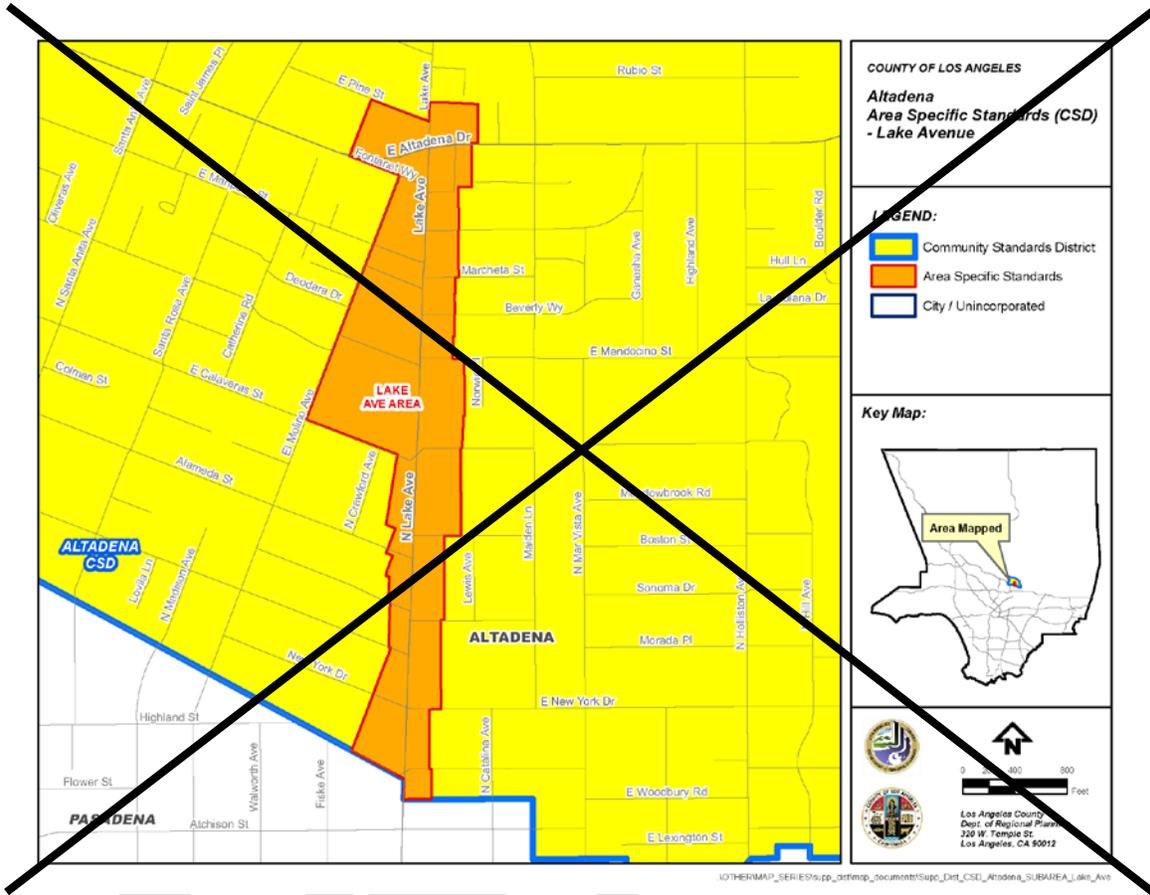
FIGURE 22.306-B: SIGNIFICANT RIDGELINES



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# PRELIMINARY DRAFT

**FIGURE 22.306-C: LAKE AVENUE MIXED USE CENTER AREA**



# PRELIMINARY DRAFT

**FIGURE 22.306-D: WEST ALTADENA AREA**

