



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 20, 2016

TO: Laura Shell, Chair
Doug Smith, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Richard Marshalian, Regional Planning Assistant II
Community Studies North Section

SUBJECT: **ALTADENA COMMUNITY STANDARDS DISTRICT UPDATE
PROJECT NO. R2016-000348-(5)
ADVANCE PLANNING NO. 2016000640
ENVIRONMENTAL ASSESSMENT NO. 2016002556
OCTOBER 26, 2016 – AGENDA ITEM No. 6
*SUPPLEMENTAL MEMO***

BACKGROUND

The Altadena Community Standards District (“CSD”) Update is a comprehensive update to the Altadena CSD to revise uses and development standards for residential and commercial areas as well as other amendments including consistency with recently adopted ordinances.

DRAFT CSD ADDITIONAL CHANGES

In addition to the CSD revisions presented in the October 2016 draft, the following are additional minor edits and clarifications to the draft language:

- Fences, Walls and Landscaping: Corner or Reversed-Corner Lots (Section 22.44.127.G.1.c.ii.(A).(1))
Where such fence or wall exceeds three and one-half feet in height, such front yard shall maintain live plants in the portion of the yard between the fence or wall, and adjacent to the street. Such plants shall comply with the provisions of this subsection G. 1.c.ii.(A).
- Fences, Walls and Landscaping: Location (Section 22.44.127.G.1.c.ii.(B).(1).(iv))
... Any encroachment, including a fence, wall, hedges or landscaping, within the right-of-way requires a permit issued by Department of Public Works, as set forth in Section 16.06.010 (Permit – Prerequisite to Commencement of Certain Work) within Title 16 (Highways) of the County Code.
- All Commercial Zones: Parking (Table 22.44.127-G)
Intensification or Expansion of Use, where an increase in building gross floor area occurs on lots between 2,500 and 5,000 sq. ft.: No additional parking required for increased gross floor area, ~~including landscaping, bicycle parking and loading spaces~~

- All Commercial Zones: Height (Section 22.44.127.G.4.c.ii)
Except in the Lake Avenue Mixed-Use 'Center' Area... the maximum height for any commercial structure shall be 35 feet, except that a portion or portions of the building, not to exceed a total 20 percent of the building footprint, may be up to three stories or ~~48~~ 45 feet in height in order to provide design flexibility for ~~an~~ architectural accent(s) or to accommodate mechanical equipment.
- Zone C-M: Floor Area Ratio (Section 22.44.127.G.7.b)
The total gross floor area ratio of a lot shall not exceed 1.0 times the total ~~net~~ area of such lot.

ADDITIONAL MATERIALS

Additional correspondence, and the updated draft Resolution are also provided with this supplemental memo.

STAFF RECOMMENDATION

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, AND RECOMMEND TO THE BOARD OF SUPERVISORS, APPROVAL OF THE NEGATIVE DECLARATION, AND ADOPTION OF THE ALTADENA COMMUNITY STANDARDS DISTRICT ORDINANCE.

Attachments:

Attachment 1: Additional Correspondence

Attachment 2: Updated Draft Resolution

SMT:rm/st