

# Bed and Breakfasts

Draft Recommendations

## Background

**In order to allow Bed and Breakfast establishments to develop in harmony with the surrounding residential character of Altadena's neighborhoods. These revisions to the Altadena CSD have been proposed.**

## Proposed CSD Revision

Bed & Breakfasts with three or more rooms are proposed to be allowed in the R-1 (Single Family Residential) Zone and the R-2 (Two Family Residential) Zone with the a conditional use permit if the applicant can show that the facility will not have a disruptive effect on the neighborhood, and that they can comply with development standards including:

1. 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;
2. All guest rooms shall be located within the primary residence;
3. 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;
4. Kitchens and other cooking facilities shall be prohibited in any guest room within the establishment;
5. 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;
6. There shall be one onsite parking space, which may be uncovered, served by all weather access, for each guest room available for paying guests;

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7. The property shall have an area of not less than 10,000 square feet;
8. Any use of the establishment for commercial special events shall be specifically authorized by a Conditional Use Permit; and
9. 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.

The conditional use permit is presented to the Hearing Officer or Regional Planning Commission, who will determine the specific scope and scale of each proposed project and whether it is appropriate for the community.

Do you have more questions or want to reach out to us with your thoughts?

**Call Us:** (213) 974-6476

**Comments:** <http://bit.ly/AltadenaCSDComment>

**Email Us:** [altadenacsd@planning.lacounty.gov](mailto:altadenacsd@planning.lacounty.gov)

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