

Commercial Development Standards

Draft Recommendations

Background

The Altadena CSD delineates and sets development standards for permitted uses. These development standards determine how a specific type of use might establish itself or operate in Altadena. The proposed Altadena CSD seeks to update the permitted uses and relevant development standards in order to encourage the growth of small businesses in Altadena, revitalize its commercial center, and limit unintended impacts.

New Commercial Uses

The Altadena CSD update proposes permitting Drive-Through Establishments in Altadena:

- Where the proposed establishment is abutting a Single-Family or Two-Family (R-1 or R-2) zoned lot, the use is permitted with a CUP that has development standards including a clean up plan and a buffer from the drive-through lane.
- Where the proposed establishment is on a lot not abutting an R-1 or R-2 zone, the use is permitted with a ministerial site plan review, provided development standards are met.

Off-Site Parking

Off-Site Parking is expanded, offering more opportunities for businesses and commercial developments to plan for a pedestrian oriented environment.

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Updated Parking Requirements

Existing Buildings

When a new retail or restaurant and other eating establishment use is established in an existing commercial building, the only parking needed shall be what was required in the zoning code at the time the building was constructed.

Parking Requirements are also updated for small lots under 5,000 square feet, and for micro-lots which have an area under 2,500 square feet have their own updates and changes.

Micro-lots

On 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.

Small-lots

On 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

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

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