

# CSD Modification

Draft Recommendations

## Background

The CSD Modification provides an outlet for special circumstances when a residential or commercial development does not neatly fit within the CSD standards.

The process is being updated to reduce the burden on individual properties while still retaining opportunity for neighbor input.

## Proposed Revised Development Standards

- When a project is unable to comply with CSD standards, a CSD Modification can be requested with an application and associated fee (\$1,535).
- Notice is sent to 300 feet from the requesting property as well as Altadena Town Council.

## Approval

- A CSD Modification can be approved if:
  - o Any applicable development standards for modification are met; and
  - o If in a Residential zone, 2 or less protests are received or
  - o If in a Commercial zone, 4 or less protests are received.

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## Denial

- A CSD Modification would be denied if:
  - All required development standards for modification (if any) are not met; *or*
  - If in a Residential zone, 3 or more protests are received *or*
  - If in a Commercial zone, 5 or more protests are received.

## Protests

- Counting of Protests:
  - Owners of a property within the radius will count as one protest;
  - Separate protests from the same property will count as one protest from that property;
  - The Altadena Town Council as a body counts as one protest.

## Appeals

- Appeals
  - The applicant may appeal denial by filing for a Conditional Use Permit (fee \$8,966)
  - An appeal would require a Regional Planning Commission public hearing
  - Additional fees may apply if the application requires review by other county departments

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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