

Home-Based Occupations

Draft Recommendations

Background

Altadena is known for its eclectic community and independent spirit. In order to encourage the entrepreneurial spark in the local community and foster future commercial growth, while preserving the quieter nature of the residential neighborhoods, the following recommendations are proposed.

Current Zoning Standards

Uses and standards for Home-Based Occupations apply to all of unincorporated Los Angeles County, and were adopted in 1999 to address the growing trend of people working from their homes. Home-based occupations are required to:

- Be compatible with the surrounding neighborhood and uses, and
- Not adversely change the character of the dwelling unit or detract from the character of the surrounding neighborhood.

Every home-based occupation is required to comply with development standards, including types of occupations, number of occupations allowed, hours of operation, etc.. The ordinance applies to all residential zones.

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Proposed CSD Revision

The proposed CSD introduces three additional home-based occupations in the R-1 (Single Family Residential) zone only:

1. Seamstress/Tailor
2. Digital Only Photography Lab
3. Picture Framing

Each has their own development standards and must meet all of the relevant standards in the countywide Home-Based Occupations ordinance.

Employees: Each property may have two non-resident employees, which is a change from the countywide ordinance which allows one non-resident employee per dwelling unit. The one client visit per hour and all other relevant standards from the countywide ordinance still apply. Allowing two employees per property is only allowed in the R-1 (Single Family Residential) zone.

Number of Home-Based Occupations: Each property may have two home-based occupations from the list in the countywide ordinance and the proposed CSD listed above. The current countywide ordinance allows one per dwelling unit. All other relevant development standards from the countywide home-based occupations ordinance remain applicable. Allowing two home-based businesses per property is only applicable in the R-1 (Single Family Residential) zone.

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>

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