

The Chapman Woods CSD project is a community-based planning effort to revise existing development standards for new construction in the Chapman Woods neighborhood to be more compatible with the existing architectural context.

B. Project Background

Chapman Woods is a community located west of the City of Arcadia and east of the City of San Marino. It is generally bounded by Del Mar Boulevard to the north, a utility right-of-way to the west, Huntington Drive to the south, and Rosemead Boulevard to the east. It predominately comprises single-family homes with a wide range of architectural styles including Ranch, French Country, Colonial, Craftsman, Tudor Revival, Spanish Revival, and Minimal Traditional.

In the 1990's, the community observed "uncharacteristically large and overwhelming residences"¹ being constructed in the neighborhood. This increasing concern of "mansionization" led to the establishment of the Chapman Woods CSD in 1993 and the Northeast San Gabriel CSD in 1998. In 2002, the two CSDs were combined to establish the East Pasadena – East San Gabriel CSD.

Community members have indicated that the current development standards inadequately limit building massing and do not protect existing architectural styles. On June 8, 2021, the Board initiated an update to the East Pasadena-East San Gabriel CSD, with a focus on the Chapman Woods community.²

C. Major Elements and Key Components

CSDs provide a means of addressing community-specific issues through the application of development standards. During recent site visits, staff observed examples of the following architectural styles that the community would like to preserve: Ranch, French Country, Colonial, Craftsman, Tudor Revival, Spanish Revival, and Minimal Traditional. The proposed development standards encourage new construction, future additions, and remodels to match the existing architectural styles found within the community. The CSD is structured as follows:

- **Applicability** – The CSD applies to new development and exterior construction activities that may impact the existing architectural style, and building size or placement.
- **Application Materials** – In addition to requiring the standard site plan, floor plan, and elevation plan, a Landscape and Tree Plan and/or Window Alignment and Privacy Study is required as applicable.

¹ From the Intent and Purpose statement of the Northeast San Gabriel CSD.

² June 8, 2021 Board Motion: <http://file.lacounty.gov/SDSInter/bos/supdocs/158903.pdf>

- **Development Standards Tables** – These zone-based tables list out development standards, including height, setbacks, lot coverage, floor area ratio, building separation, stepbacks, number of parking spaces, garage door and driveway widths, and incentives for implementing Community Identified Architectural Styles.
- **Community-Wide Development Standards** – These are standards that can be applied to the building design to shape the building form, style, and massing. There are also specifications for façade treatments, landscaping, window alignment, and lighting.
- **Modification of CSD Standards** – An approved conditional use permit is required to modify any of the standards in the CSD.

The Chapman Woods CSD Implementation Guide (Exhibit I - Chapman Woods CSD Implementation Guide) were created to share examples of architectural styles referenced in the CSD for the community-identified architectural style incentives. The guidelines are included as part of this package and will be posted on the LA County Planning website as a reference document.

ANALYSIS

A. Draft Plan/Ordinance Updates

The public hearing draft was posted for public review on the LA County Planning website and the project website on August 31, 2022.

B. General Plan Consistency

Policies in the General Plan support the project goals of creating development that is compatible with the existing character of the neighborhood. The following policies of the General Plan are applicable to the project:

- *Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques*
- *Policy LU 10.3: Consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.*
- *Policy LU 10.4: Promote environmentally-sensitive and sustainable design.*
- *Policy LU 10.5: Encourage the use of distinctive landscaping, signage and other features to define the unique character of districts, neighborhoods or communities, and engender community identity, pride and community interaction.*
- *Policy LU 10.9: Encourage land uses and design that stimulate positive and productive human relations and foster the achievement of community goals.*

- *Policy LU 11.1: Encourage new development to employ sustainable energy practices, such as utilizing passive solar techniques and/or active solar technologies.*
- *Policy AQ 3.5: Encourage energy conservation in new development and municipal operations.*
- *Policy AQ 3.6: Support rooftop solar facilities on new and existing buildings*
- *Policy C/NR 14.1: Mitigate all impacts from new development on or adjacent to historic, cultural, and paleontological resources to the greatest extent feasible.*
- *Policy C/NR 14.3: Support the preservation and rehabilitation of historic buildings.*
- *Policy S 3.5: Encourage the use of low-volume and well-maintained vegetation that is compatible with the area's natural vegetative habitats.*

Development standards proposed as part of the CSD support the goals and policies of the General Plan and will align with the community vision to preserve the existing character of the community. The CSD contains development standards intended to guide future development toward an appropriate scale based on lot coverage and size, while allowing for enough flexibility to incorporate architectural design features. Standards will continue to allow for and encourage more sustainable design and energy conservation. When a discretionary review is required, additional review of landscaping and vegetation plans will be required.

ENVIRONMENTAL ANALYSIS

This project qualifies for a Categorical Exemption (Class 1, 3, and 4 Categorical Exemptions) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The community of Chapman Woods is located within the existing East Pasadena – East San Gabriel CSD, which contains development standards to prevent mansionization, including restrictions on residential building size and location on a property. None of the proposed standards allow new primary uses in the zone or deviate from the existing baseline conditions of the area. These regulations do not create a change in land use or density for any of the properties located within the CSD boundaries. Additionally, no construction activities or specific developments are proposed as part of this project. Therefore, staff recommends that the RPC determine that the project is categorically exempt from CEQA. A Notice of Exemption (Exhibit E – Environmental Determination) was prepared for the project.

OUTREACH AND ENGAGEMENT

A. County Department Comments and Recommendations

On June 15, 2022, the project was cleared for public hearing by the Departments of Public Health, Public Works, Fire, and Parks and Recreation (Exhibit G - Agency Correspondence).

B. Project Outreach and Engagement

Following the launch of the project in September 2021, a dedicated project website was created (planning.lacounty.gov/chapmanwoodscsd) with an interactive map, surveys, and a project email address and phone number. E-blasts and Facebook posts were sent out

biweekly in October and November to announce the project and upcoming community meetings. Additionally, on October 6, 2021, postcards were mailed to 581 property owners with details on the project and two workshops: an in-person workshop at the adjacent Eaton Blanch Park on Saturday, October 23, 2021, from 10:00 a.m. to noon, and a virtual workshop on Thursday, October 14, 2021, from 6:30 p.m. to 7:30 p.m. on Zoom. The virtual workshop was also recorded and posted on the project website. On November 8, 2021, a project overview presentation was given to the Chapman Woods Association. In December 2021, the project was also announced in “The Call,” a local newsletter and hardcopy publication that is sent to homes in the Chapman Woods community.

Based on feedback from the community meetings and surveys, a CSD draft was created and posted on the project website on August 31, 2022. In November 2022, LA County Planning sent an RPC public hearing notice (Exhibit F – Notice of Public Hearing) to 483 property owners and five addresses on the courtesy list. The RPC public hearing was also noticed in the San Gabriel Tribune newspaper. Staff posted the public hearing notice and materials on LA County Planning's website and promoted them through social media. On September 15 and 21, 2022, staff sent emails to all individuals that signed up for the project mailing list and distributed a flyer, which announces the release of the draft and a public meeting to discuss the draft, and provides options for submitting comments.

A community workshop was held on October 6, 2022 to discuss the updates to the Chapman Woods CSD draft. Community members requested that the development standards in the CSD allow for repairs and replacements, such as new roofing where like-for-like replacement is proposed. During the community meeting, residents also expressed concern with the prohibitions and limitations from the prohibited materials list. They explained that there would be no room to accommodate future materials that may be more sustainable. They were also concerned with what would happen if they were replacing an existing black roof with a new black roof. Additionally, one member of the public called to request more information and provide comments on the draft, such as, allowing a second story with the Ranch and Minimal Traditional Architectural styles.

C. Public Comments


See Exhibit H - Public Correspondence for copies of correspondences.

D. Staff Recommendations

In response to these comments and others by staff, the CSD (Exhibit A – Ordinance) and the Chapman Woods CSD Implementation Guide (Exhibit I - Chapman Woods CSD Implementation Guide) were revised. Most revisions were minor changes to help clarify the intent of the standards or simplify the language. The Applicability section (22.362.040) was updated to allow more flexibility for maintenance, repair, and replacement activities in response to community comments. Additionally, the prohibited materials list (in Section 22.362.060.B) was updated to remove the prohibition on black roofs and include a clause that

allows for the Director to consider and determine if certain new materials or construction techniques are consistent with the existing character of the Chapman Woods community. Lastly, the front yard setback incentive for projects that apply Community Identified Architectural Styles was removed as it will create inconsistencies in massing and views.

Report
Reviewed By: 
Mark S. Herwick, Supervising Regional Planner

Report
Approved By: 
Connie Chung, Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Ordinance
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Resolution
EXHIBIT D	GIS Maps
EXHIBIT E	Environmental Determination
EXHIBIT F	Notice of Public Hearing
EXHIBIT G	Agency Correspondence
EXHIBIT H	Public Correspondence
EXHIBIT I	Chapman Woods CSD Implementation Guide