

PRE-APPROVAL REQUIREMENTS

Applications for pre-approved standard plans in the Foothills area must demonstrate compliance with the following:

ALTADENA CSD – CHAPTER 22.306

All development projects in the R-1 zone within the Altadena CSD must comply with the following:

HEIGHT

Stories. The maximum number of stories above grade shall be two (2). A "basement" as defined by Title 22 is considered a story above grade, while a "cellar" as defined by Title 22 is not considered a story above grade.

Height Limits. Note limits will be determined by lot size. Refer to the table below.

TABLE: HEIGHT LIMITS FOR ZONE R-1	
Lot Size (net square feet)	Maximum Height (linear feet)
≥20,000	35
<20,000	30
Flag lots	30

PARKING REQUIREMENTS

Parking. Parking is based on the number of proposed bedrooms. Refer to the table below. Where three or more parking spaces are required, the spaces may be uncovered and developed in tandem.

TABLE: RESIDENTIAL PARKING FOR ZONE R-1	
Number of Bedrooms	Number of Parking Spaces
1 to 4	2
5 or 6	3
7 or more	4 (plus 1 space for every 2 additional bedrooms)

SINGLE-FAMILY RESIDENTIAL DESIGN STANDARDS - 22.140.520

ACCESS

Primary Entryways. The street-fronting primary building shall have at least one (1) primary entrance that meets all the following requirements:

- Oriented to the front lot line of the subject property. If the proposed building includes an interior courtyard with an entrance located from a street, the pedestrian entrance may face the courtyard.
- Not face or take access from a vehicle parking area.
- Be lit with a minimum of one light fixture. The light shall provide a minimum of two foot-candles on the ground within a minimum of five feet from the entryway door.

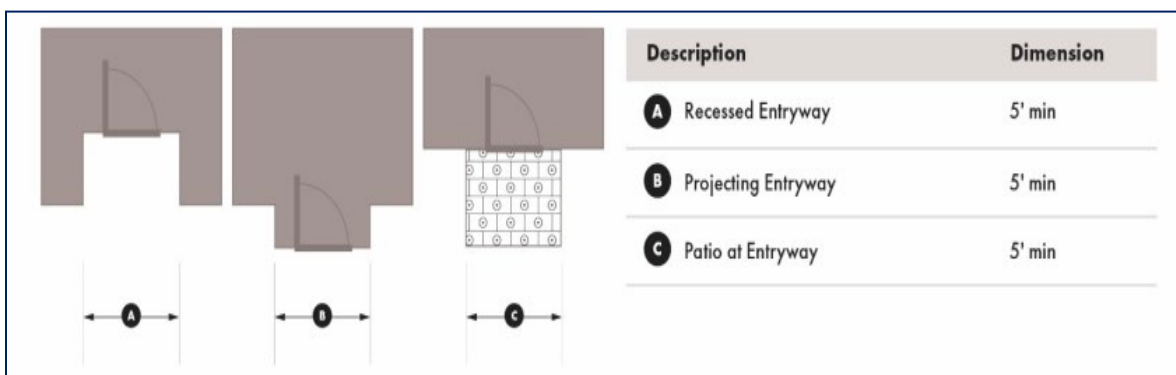
GROUND FLOOR TREATMENTS

- **Entryway Articulation.** The primary entryways of the primary building shall incorporate at least two (2) of the entryway articulation strategies listed in the table below.

ENTRYWAY ARTICULATION STRATEGIES (SINGLE UNIT)	
Entryway Façade Articulation (Select at Least Two)	Minimum Dimensions (Each)
A covered porch in front of the doorway	5 feet wide, 5 feet deep
Another form of weather protection, such as an overhead projection, awning, or canopy instead of a covered porch	5 feet wide, 3 feet deep
Entryway recessed from the building façade to create a landing area	3 feet deep
The entryway includes a window on the door or adjacent to the door	2-foot-wide, 6-inch-tall window
Contrasting color, material, or transparency	Extending 6 feet horizontally from each side of entry door

- **Entryway Widths.** The primary entryway areas (recessed, projecting, or porches) of a primary building shall be at least five (5) feet wide, as shown in the figure below.

- FIGURE: ENTRYWAY WIDTH FOR SINGLE-UNIT



BUILDING ARTICULATION

Façade Variety. The building façades of a primary building over 20 feet in width that face a street, highway, alley, or corner of a street or highway shall incorporate articulation and architectural detailing that meet all the following criteria:

- The façade wall shall include at least one (1) articulation or architectural detailing strategy from the table below. One (1) additional articulation or architectural detailing strategy is required for every 30 linear feet of horizontal building façade. Strategies used to satisfy this requirement shall not be used to satisfy another requirement within this Section.
- Primary buildings facing two frontages, such as on corner lots, shall incorporate articulation and architectural detailing along each frontage with at least 20 linear feet of horizontal building length.

ARTICULATION AND ARCHITECTURAL DETAILING STRATEGIES	
Accent Type (Select at Least One Plus One Per 30 Linear Feet)	Minimum Requirements (Each)
Weather protection or shading device over windows (awnings, louvers, or canopies)	3 feet deep for 50% of the windows
Variation in window sizes	20% of windows shall possess at least 50% change in depth or 20% change in size (square feet) between two floors
Recessed windows	6 inches deep for over 50% of the façade window area
Bay windows	2 feet projection for 10% of windows
Sill and/or lintel articulation	6 inches high, 4 inches deep for 50% of windows
Projected window surrounds	6 inches high, 4 inches wide, 4 inches deep for 50% of windows
Provide increased fenestration (windows and doors)	Covers at least 20% of total wall area
Project, recess, or step-back on an upper floor	7 feet deep entire length of façade
Offset plane from the primary façade	2 feet deep in at least 20% of façade area
Variation in roof height	4 feet high along at least 20% of façade length
Plazas or courtyards	See Table 22.140.520-K in Section 22.140.520.H.5
Textured materials with relief, such as brick or wood siding	See Section 22.140.520.H.7.b (Façade Variety)
Horizontal or vertical banding or material	Projected or recessed 6 inches entire length of the building
Project building slabs on each floor of building	3 feet minimum for 75% of the floors. Slab projections may be used as balconies, provided they meet all required balcony dimensions

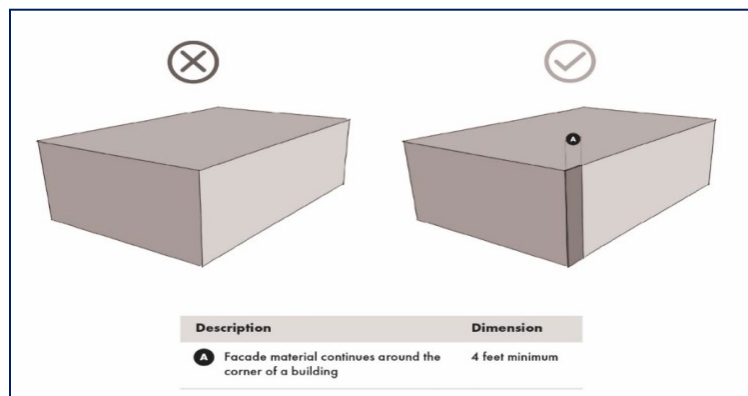
BUILDING FAÇADE DETAILS

Façade Material Variety. A primary building shall include a minimum of two (2) materials, colors, or textures along façades.

- One of the two materials, colors, or textures shall be used on a minimum of 10 percent of the building façade.
- Fenestration shall not count towards the material requirement.

Material Continuity. Primary building façades shall be treated as a whole and finished with similar materials on all sides to provide continuity. However, the percentages of each material may vary. Building façade materials shall not change at a corner of a building. Instead, materials shall adhere to one or more of the following conditions, as shown on the figure below:

- Continue around the vertical external corner for a minimum distance of four (4) feet.
- End a minimum of four (4) feet from a vertical external corner; and/or
- Transparent metal screens and railings which project a minimum of six (6) inches from the main building façade are exempt from the material change requirements.



Prohibited Materials. The façades of primary buildings shall not use any of the following materials on more than two percent of the visible surfaces:

- Polished metal or glossy plastic with a Light Reflective Value (LRV) over 60;
- Plywood (Rated Construction Grade, C or D); and
- Stucco with a sand finish of less than 20/20. This provision shall not apply to buildings situated more than 50 feet from the front property line.

ENERGY EFFICIENCY

The primary buildings of single-unit developments shall comply with the following to promote flexibility and encourage energy efficiency.

Natural Lighting. All habitable rooms (rooms for living, sleeping, eating, or cooking) shall be provided with natural light by means of exterior glazed windows, doors, clearstories, skylights, or

a combination. The exterior glazed surface area shall be a minimum of 10 percent of the floor area of the attached rooms or a minimum area of 10 square feet, whichever is larger.

Natural Ventilation. Unless prohibited by other codes (e.g., the Building Code, Fire Code, etc.), all habitable rooms shall be provided with natural ventilation by means of openable exterior windows or doors with an area not less than five percent of the floor area of such rooms, or a minimum of five square feet, whichever is larger. Units with multiple exposures shall include a minimum of one openable window on each exposure.

Solar Readiness. All buildings shall comply with the requirements of section 110.10 (Mandatory Requirements for Solar Ready Buildings) of the California Building Energy Efficiency Standards, as applicable.

VEHICLE PARKING FACILITIES

Setbacks. Garages or uncovered surface parking shall not be located closer to the front property line than the front door of the building closest to the front property line and shall comply with one of the conditions listed in the table below, except if the site is in a Hillside Management Area or as otherwise allowed by Title 22. See the figures below, for examples of acceptable garage locations.

TABLE: GARAGE SETBACKS	
Conditions (Select One)	Garage Setback from Front Plane of Dwelling Unit
Dwelling unit frontage without a covered entry way porch	5 feet minimum
Dwelling unit frontage with an entryway porch that meets the following conditions: <ul style="list-style-type: none">• The porch must have minimum dimensions of 8 feet wide, 5 feet deep.• The porch must have an overhead canopy soffit no more than 12 feet above the floor of the porch.	0 feet minimum

Frontage. Garages shall make up no more than 50 percent of the total building frontage length, unless the development is located on a narrow lot (Defined as less than 50 feet wide for lots 7,000 sq. ft. or less and less than 60 feet wide for lots greater than 7,000 sq ft.), in which case the garage facing the street shall occupy no more than 80 percent of the total building frontage length of the dwelling unit and garage combined facing the street.

FIGURE: ACCEPTABLE LOCATIONS FOR VEHICLE PARKING GARAGES AND ACCESS

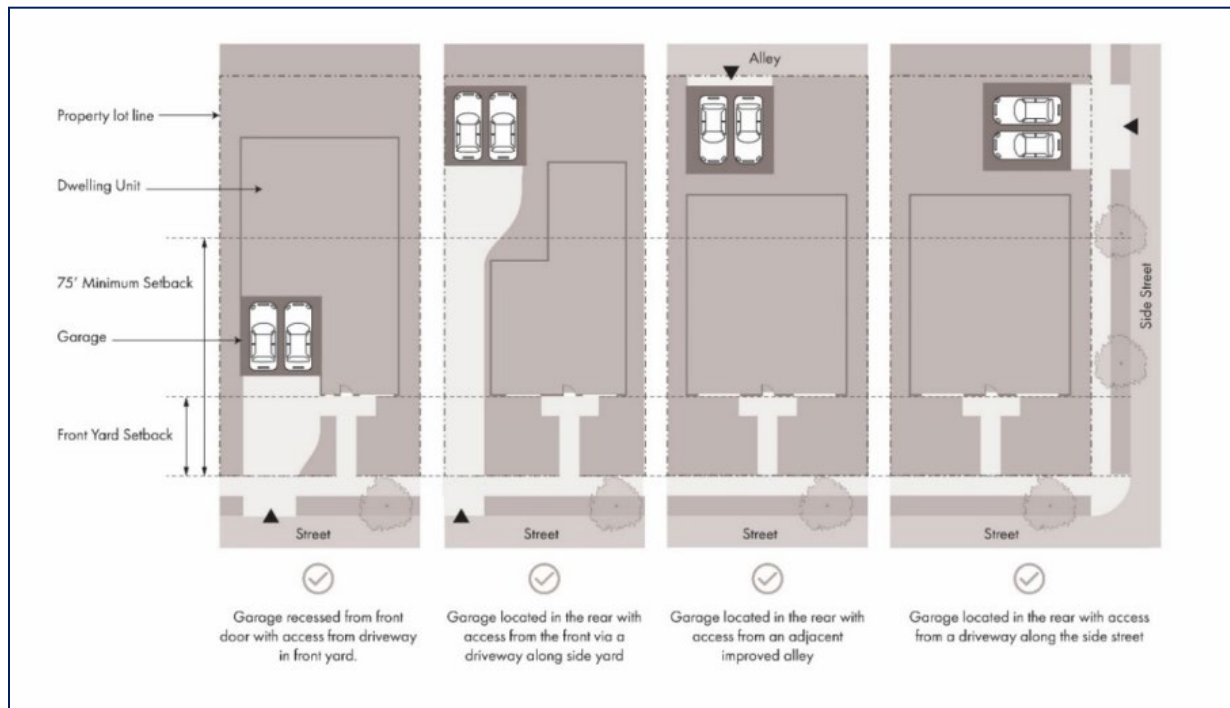


FIGURE: UNACCEPTABLE LOCATIONS FOR VEHICLE PARKING GARAGES AND ACCESS

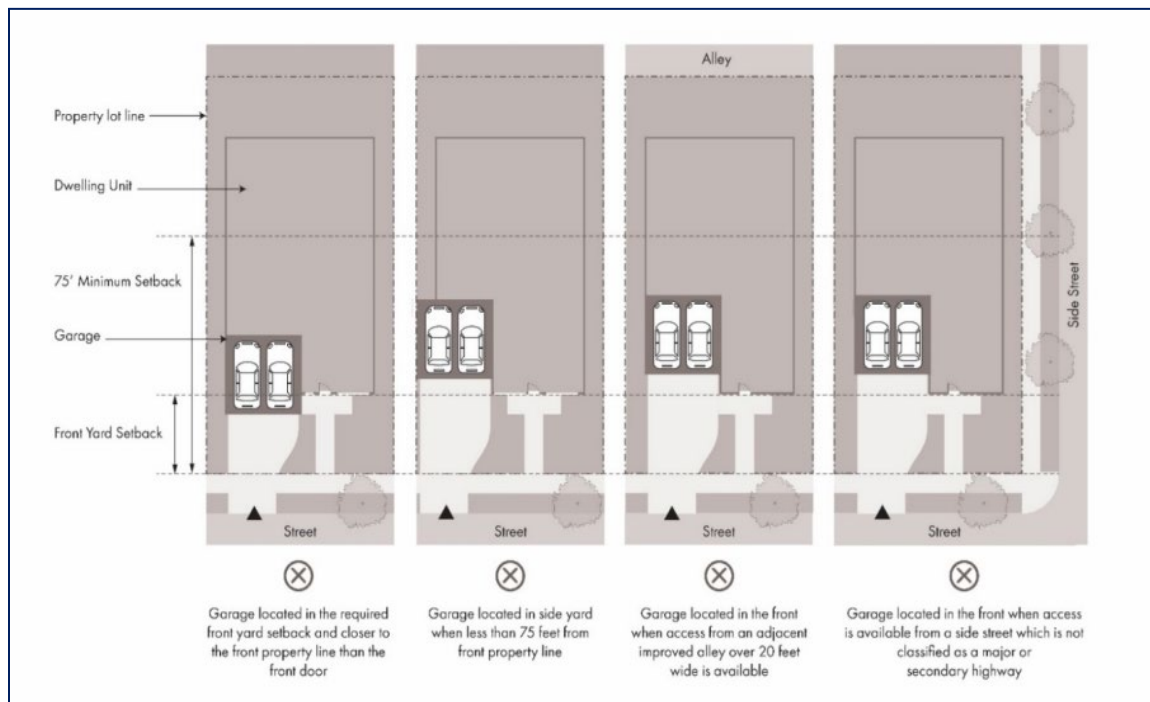


FIGURE: IF A GARAGE DOOR FACES THE STREET, THE FRONT PLANE OF THE GARAGE SHALL BE SETBACK FROM THE FRONT PORCH OR PATIO AND OCCUPY NO MORE THAN 50% OF THE BUILDING FRONTAGE

