

ORDINANCE NO. _____

An ordinance amending Title 22.44.127 Altadena Community Standards District to add provisions to Zone-specific Development Standards.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.44.127 is hereby amended as follows:

22.44.127 Altadena Community Standards District

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C. Community-wide Development Standards. Where landscaping is required by this CSD, it shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary. Drought tolerant plants are highly encouraged.

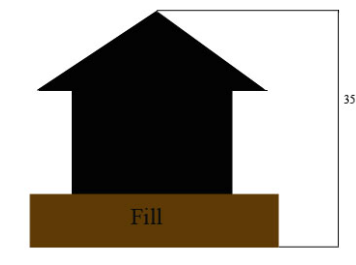
D. Zone-specific Development Standards

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2. Zone R-2.

a. Height Limits.

i. Where fill material has been placed on a lot or parcel after such lot or parcel was legally created, height shall be measured from the previously existing grade.



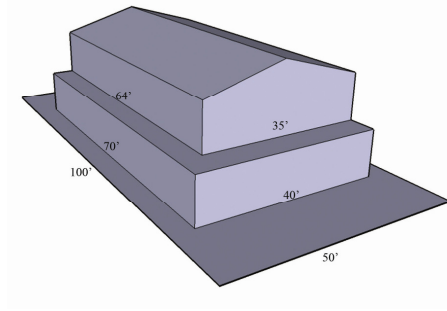
ii. On a lot or parcel of land 20,000 square feet in size or smaller, the maximum height of any structure shall be 30 feet.

b. Front Yards. At least 50 percent of the required front yard shall be landscaped.

c. Building Design.

i. Rooflines in excess of 30 feet shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or by other means deemed appropriate by the Director.

ii. The floor area of any story above the first story shall be 20 percent less than the floor area of the first story and shall be set back from the side or rear of the structure. Attached garages and other attached non-living areas shall be included in computing the floor area of the first story.



c. Modification of Development Standards.

i. The director may permit modifications to the development standards specified herein (subsections D.2.a through D.2.b), provided that:

(A) The application of these standards would result in practical difficulties or unnecessary hardships;

(B) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the CSD area; and

(C) That granting the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD.

ii. Application. The procedure for filing a request for modification shall be the same as that for a director's review as set forth in Part 12 of Chapter 22.56 except that the applicant shall also submit:

(A) A list, certified by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the County of Los Angeles as owners of the subject property, and as owning property within 200 feet from the exterior boundaries of the subject property;

(B) Two sets of gummed mailing labels with the property owners' names and addresses and one photocopy of the labels;

(C) An ownership map drawn to a scale specified by the director indicating the location of all such properties and the owners of such properties; and

(D) A filing fee, as set forth in Section 22.60.100, equal to that required for a Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.

iii. Notice. Not less than 30 calendar days prior to the date an action is taken, the director shall send notice by first-class mail of the pending application to the property owners on the list provided by the applicant pursuant to subsection

D.2.c.ii.(A) indicating that any property owner opposed to the granting of such modification may express such opposition by written protest to the director within 15 calendar days after receipt of such notice. A copy of the notice shall also be sent to the Altadena Town Council.

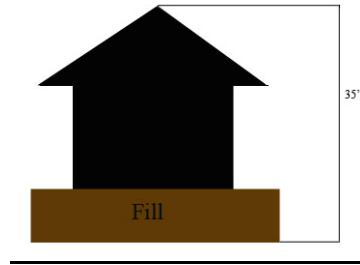
iv. Decision.

(A) The director shall approve an application for modification where no more than two letters of opposition are received pursuant to subsection D.2.c.iii, where the application complies with the provisions of Section 22.56.1690, and where the director determines that the application has satisfactorily demonstrated the matters required by subsection D.2.c.i. If more than one protest is received from the same lot or parcel, said protests shall be counted as one protest. If the director approves the application, the director shall notify the applicant and all property owners identified in subsection D.2.c.ii.(A) of the decision in writing.

(B) If the director denies the application for any reason, the director shall notify the same persons as identified in subsection D.2.c.ii.(A) of the decision in writing and such notification shall indicate that the applicant may file an appeal within 15 calendar days of receipt of such notice with a request for a public hearing before the hearing officer. An appeal requires the additional fee for a public hearing as set forth in Section 22.60.100 under Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.

3. Zone R-3

a. Height Limits. Where fill material has been placed on a lot or parcel after such lot or parcel was legally created, height shall be measured from the previously existing grade.



b. Interior Side Yards.

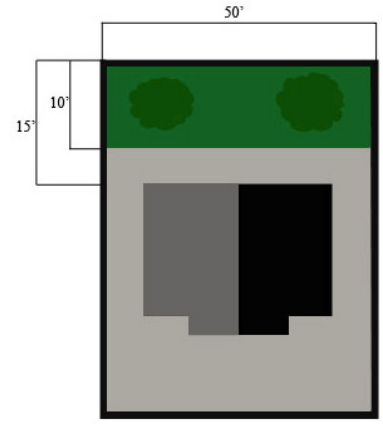
i. Required interior side yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction shall be landscaped, and such landscaping shall include shrubbery and/or trees to provide shielding from the adjoining property.

ii. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in required interior side yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction.

iii. Uncovered porches, platforms, landings, decks, and balconies may not project into interior side yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction.

c. Rear Yards. Rear yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction shall include a landscaped area with a minimum depth of 10 feet as measured from the rear property line. Such landscaped

area shall include shrubbery and/or trees to provide shielding from the adjoining property. At least one minimum 15-gallon tree shall be provided for every 250 square feet of landscaped area.

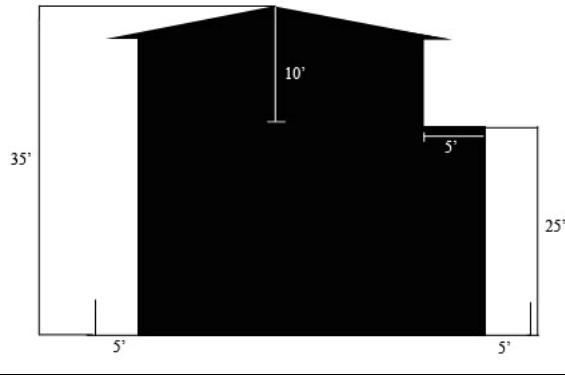


d. Building Design. Rooflines in excess of 30 feet shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards or by other means deemed appropriate by the Director.

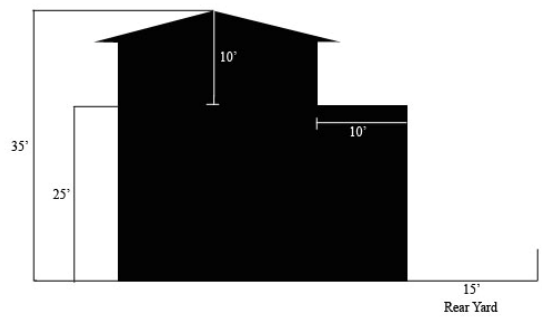


e. Structure Height and Setback. For structures that exceed 25 feet in height and are located on a lot or parcel of land adjoining a single-family or two-family residentially-zoned property in any jurisdiction:

i. At the inside boundary of an interior side yard adjoining a single-family or two-family residentially-zoned property in any jurisdiction, the maximum height of the structure shall be 25 feet and any portion of the structure that exceeds 25 feet in height shall be set back an additional foot for every two feet in height; and



ii. At the inside boundary of a rear yard adjoining a single-family or two-family residentially-zoned property in any jurisdiction, the maximum height of the structure shall be 25 feet and any portion of the structure that exceeds 25 feet in height shall be set back an additional foot for every foot in height.



f. Modification of Development Standards. The director may permit modifications to the development standards specified herein (subsections D.3.a through D.3.e) pursuant to the procedures contained within subsection D.2.c.

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