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MARY C. WICKHAM
County Counsel

December 12, 2017

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Agenda No. 5
06/27/17

Re: Ordinance Amending Title 22 - Planning and Zoning to Update the Altadena Community Standards District

Dear Supervisors:

Your Board previously concluded a duly-noticed public hearing regarding the above-referenced ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code, to update the Altadena Community Standards District, including the uses and development standards within the residential and commercial zone, and other amendments, such as permitting requirements and consistency with recently adopted Countywide ordinances.

At the conclusion of the public hearing, your Board indicated an intent to approve the ordinance and instructed our office to prepare the final ordinance for your Board's consideration. Enclosed are the analysis and final ordinance.

Very truly yours,

MARY C. WICKHAM
County Counsel

By
STARR COLEMAN
Senior Deputy County Counsel

APPROVED AND RELEASED:

THOMAS J. FAUGHNAN
Senior Assistant County Counsel

SC:ph
Enclosures

c: Sachi A. Hamai, Chief Executive Officer
Lori Glasgow, Executive Officer, Board of Supervisors
Dennis Slavin, Acting Director, Department of Regional Planning

HOA.101778816.1

ANALYSIS

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to update and revise the Altadena Community Standards District, including the uses and development standards within the residential and commercial zones, and amend related requirements for consistency with recently adopted Countywide ordinances.

MARY C. WICKHAM
County Counsel

By
STARR COLEMAN
Senior Deputy County Counsel
Property Division

SC:ph

Requested: 06-30-17

Revised: 11-22-17

ORDINANCE NO._____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to update and revise the Altadena Community Standards District, including the uses and development standards within the residential and commercial zones, and amend related requirements for consistency with recently adopted Countywide ordinances.

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

SECTION 1. Section 22.20.100 is hereby amended to read as follows:

22.20.100 Uses Subject to Permits.

. . .

— Residences, senior citizen, subject to the conditions listed in Section 22.56.235.

~~— Residences, single-family, in the Altadena Community Standards District, where the provisions of Section 22.44.127 cannot be met.~~

— Schools, through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the state of California, in which no pupil is physically restrained, but excluding trade or commercial schools.

. . .

SECTION 2. Section 22.44.127 is hereby amended to read as follows:

22.44.127 Altadena Community Standards District.

A. Intent and Purpose. The Altadena Community Standards District ("CSD") is established to ensure that new and expanded structures are compatible in size and scale with the characteristics of surrounding residential neighborhoods, protecting the light, air, and privacy of existing single-family residences from negative impacts while providing certain flexibility within residential areas. The CSD is also established to revitalize commercial centers, improve the pedestrian nature of commercial streets, and to minimize the visual and environmental impacts of development in hillside management areas.

B. Definitions. The following terms are defined solely for this CSD.

1. Bed and Breakfast Establishment. Bed and breakfast establishment means a residence containing guest rooms used for short-term rental accommodations, which provides breakfast for guests of the facility;

2. Bedroom. Any habitable room or space with a closet, which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking, or dining purposes;

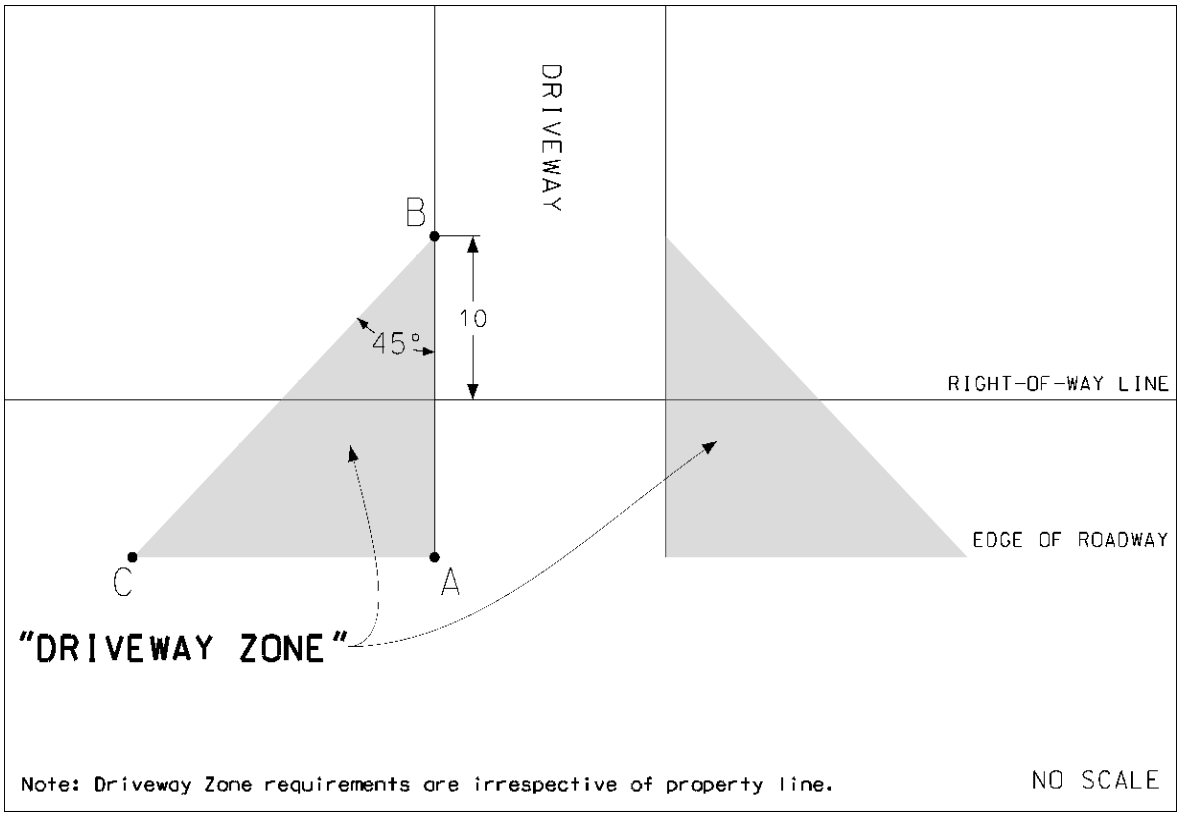
3. Driveway Zone. The triangular areas created on both sides of a driveway delineated by the following three points, notwithstanding the location of the property line:

a. Point "A" is the point at which the existing edge of the driveway meets the edge of roadway or top of curb, if present;

b. Point "B" is the point along the edge of the driveway located 10 feet back from the highway line towards the property; and

c. Point "C" is the point at which a line that is extended away from the driveway from Point "B" at a 45 degree angle meets the edge of the roadway or top of curb, if present, as illustrated by Figure 22.44.127-A: Driveway Zone.

Figure 22.44.127-A: Driveway Zone



4. Encroachment Plane. An inclined plane, beginning at a stated height above average grade parallel to the property line, and extending into the interior of the site at a stated upward angle to the horizontal average grade perpendicular to the property line;

5. Ridgelines. The line formed by the meeting of the tops of sloping surfaces of land; and

6. Significant Ridgelines. Highly visible ridgelines that dominate the landscape.

~~B~~C. ~~Description of~~ District Map. The boundaries of ~~the District~~this CSD are ~~coterminous with the boundaries of the Altadena Community Plan. The map of the District follows this Section~~shown on Map 22.44.127 A: Altadena CSD Boundary, at the end of this Section.

D. Applicability. (Reserved)

E. Application and Review Procedures. (Reserved)

~~C~~F. Community-~~w~~Wide Development Standards.

1. Landscaping. Where landscaping is required by this CSD, it shall be maintained through regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.

2. Hillside Management.

a. Applicability. The provisions of this subsection shall apply in hillside management areas, as defined in Section 22.08.080, except for:

i. Applications submitted to the Department ~~of Regional Planning~~ and deemed complete prior to the effective date of the ordinance ~~creating~~establishing this subsection, provided that plans submitted with the application depict all proposed grading and structures~~.~~;

ii. Changes to applications approved by the Department ~~of Regional Planning~~ prior to the effective date of the ordinance ~~creating~~establishing this subsection, provided that such changes:

(A) Do not cumulatively increase the previously approved floor area or height of any structure by more than 10 percent; and

(B) Do not cumulatively increase the previously approved amount of grading to more than 2,500 total cubic yards of cut plus fill material.

iii. Applications to repair or reconstruct a damaged or destroyed structure that was legally established prior to the effective date of the ordinance ~~creating~~establishing this subsection.

b. Permits Required.

i. Minor Conditional Use Permit. A ~~m~~Minor ~~c~~Conditional ~~u~~Use ~~p~~Permit, as provided in Section 22.56.085, shall be required for any development within a Hillside Management Area that is not otherwise subject to a ~~c~~Conditional ~~u~~Use ~~p~~Permit, pursuant to Section 22.56.215~~7~~ (Hillside Management Areas), or as stated in subsection ii below except for:

(A) Additions to a structure that was legally established prior to the effective date of the ordinance creating this subsection;

(B) New accessory structures; ~~and~~or

(C) Development designed so that all areas with a natural slope of 25 percent or greater remain in a natural state.

~~ii. Applications for a minor conditional use permit shall include the information required by Section 22.56.215.D and shall substantiate the burden of proof required by Sections 22.56.090, 22.56.215.F.1.a, and 22.56.215.F.1.b.~~

~~c. Grading.~~

ii. Conditional Use Permit. A ~~c~~Conditional ~~u~~Use ~~p~~Permit, as provided in Part 1 of Chapter 22.56, shall be required for any grading on a lot ~~or parcel of land~~ that cumulatively exceeds 2,500 total cubic yards of total cut plus total fill material, excluding any grading approved prior to the effective date of the ordinance ~~creating~~establishing this subsection.

c. Development Standards.

i. Any application for grading involving the off-site transport of 1,000 or more cubic yards of material, shall include a haul route, subject to the provisions of Sections 22.56.1752 and 22.56.1753;

ii. Any grading occurring during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, shall be subject to the requirements deemed necessary by the Department of Public Works to prevent runoff and erosion;

iii. Additional Development Standards for Conditional Use Permits. In addition to the development standards in this subsection, and for a Conditional Use Permit pursuant to Section 22.56.217, the development shall comply with Table 22.44.127-A, below, where applicable:

TABLE 22.44.127-A: HILLSIDE DESIGN DEVELOPMENT STANDARDS	
Grading and Topography	• Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures. • Terracing and retention walls, if unshielded by landscaping and visible from downslope, are designed with varied gradients and curvilinear shapes that mimic or blend into surrounding contours.
Views and Screening	• Structures, retention walls, and graded areas are screened by landscaping and vegetation. • Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope.
Surfaces and Reflectance	• Structures incorporate articulated surface faces instead of flat blank walls. • Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less.
Landscaping	• Where new tree planting occurs, new trees blend with surrounding vegetation.
Trails	• Existing trail right-of-ways or trail heads within the project, dedicated to the County as of the effective date of the ordinance establishing this Subsection F.2, are improved, if necessary, to ensure their ongoing use.

~~ii~~d. Additional Findings for Conditional Use Permits. ~~In approving a conditional use permit for grading, the Hearing Officer or Regional Planning Commission shall make the following findings in addition to those required by Section 22.56.090:~~In addition to the findings required under Section 22.56.090 and Section 22.56.217 (Hillside Management Areas), the Hearing Officer shall approve a Conditional Use Permit where the information submitted by the applicant and/or presented at public hearing substantiates that the project complies with the additional development standards in this Section.

~~(A) The grading is designed to minimize disturbance to the natural hillside by clustering building pads and structures near existing paved streets, on areas with the flattest terrain, or on areas with the least visual impact; and~~

(B) The overall development minimizes visual and environmental impacts to the surrounding area. In making this finding, the Hearing Officer or Regional Planning Commission shall require projects to comply with the following development standards regarding hillside design, where they apply to the project:

Grading and Topography	• Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures. • Terracing and retention walls, if unshielded by landscaping and visible from downslope, are designed with varied gradients and curvilinear shapes that mimic or blend into surrounding contours.
Views and Screening	• Structures, retention walls, and graded areas are screened by landscaping and vegetation. • Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope.
Surfaces and Reflectance	• Structures incorporate articulated surface faces instead of flat blank walls. • Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less.
Landscaping	• Where new tree planting occurs, new trees blend with surrounding vegetation.
Trails	• Existing trail right-of-ways or trail heads within the project, dedicated

	~~to the County as of the effective date of the ordinance creating this subsection, are improved if necessary to ensure their ongoing use.~~

~~In addition to these required design standards, t~~The Hearing Officer ~~or Regional Planning Commission~~ may require that the applicant incorporate additional design standards which would further the intent and purpose of this CSD in minimizing the visual and environmental impacts of development in hillside management areas. Such standards may include, but are not limited to, requiring that visible topsoils used as grading fill match the color and texture of rocks and soils naturally occurring on site, requiring that project structures use matte or rough surfacing to diminish reflectances, requiring that stands of native vegetation are preserved or expanded, and requiring that mature trees are preserved.

~~iii. Any application for grading involving the off-site transport of 1,000 or more cubic yards of material, shall include a haul route for review and approval by the Department of Regional Planning.~~

~~iv. Any grading occurring during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, shall be subject to mitigation measures deemed necessary by the Department of Public Works to prevent runoff and erosion.~~

~~d~~3. Significant Ridgeline Protection. ~~Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are~~

~~highly visible ridgelines that dominate the landscape. The locations of the significant ridgelines within the CSD are shown on the map following this Section.~~

a. The locations of the significant ridgelines within this CSD are shown on Map 22.44.127-B: Significant Ridgelines, at the end of this Section; and

~~i~~b. The highest point of any structure shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, structure-mounted small-scale solar energy systems, and small-scale wind energy systems.

~~ii. Any modification to the standards set forth in subsection 2.d.i. shall require a conditional use permit, pursuant to Part 1 of Chapter 22.56. In approving such conditional use permit, the Hearing Officer or Regional Planning Commission shall make the following findings in addition to those required by Section 22.56.090:~~

~~(A) Alternative sites within the project site have been considered and rejected due to the presence of documented hazards or the potential for greater damage to biota, as determined by a biologist; and~~

~~(B) The overall development is designed to comply with the development standards provided in subsection C.2.c.ii.b.~~

4. Historic Preservation.

a. Significant Properties. Any application for the expansion, addition, alteration, or demolition of significant properties is subject to the provisions of this Altadena CSD. Notice of such an application shall be sent to Altadena Heritage 30

days prior to the issuance of a permit by the applicable department that approves, with or without conditions, or denies the application. The following structures may be of historic or architectural significance:

i. 1849-1879 Lake Avenue: Saint Elizabeth's Catholic Church. Map Book 5848, page 1, Parcels 8, 10, 11, and 15. Map 1 Altadena, all of Lot 30;

ii. 2184 Lake Avenue: Eliot School. Map 5845, page 9, Lots 1-14 of Lake Avenue Heights, and Lot 900, a portion of Grogan Tract;

iii. 2245 Lake Avenue: Pacific Electric Railway Substation No. 8. Map Book 5845, page 21, Parcel 35. Map 1 Altadena, portions of Lot 8 and Lot 9;

iv. 2366 Lake Avenue: Altadena Library. Map Book 5845, page 5, Parcel 32. Tract No. 7832, Lots 66, 67, 68 and 69; and

v. 2455 Lake Avenue, 835-875 Mariposa Street and 2520 and 2526 El Molino Avenue: Woodbury Building. Map Book 5845, page 17, Parcels 10 and 14. Map 1 Altadena, portions of Lots 3 and 4.

b. Designated Landmarks and Historic Districts. Notwithstanding the provisions herein, any building or structure designated as a landmark or within a historic district shall be regulated under Part 28 of Chapter 22.52 (Historic Preservation Ordinance).

~~D~~G. Zone-specific Development Standards.

1. Zone R-1.

a. Yard Requirements ~~and Height Limits~~.

i. ~~The standards for yards and heights shall be based on the size of the lot or parcel as noted in the following table, except as specified in subsections D1aii through D1avi~~Except as established in Part 5 of Chapter 22.44 (Setback Districts), the provisions of this CSD shall supersede the provisions of Section 22.20.120 as follows; as depicted in Table 22.44.127-B, where not expressly superseded, Section 22.20.120 controls:

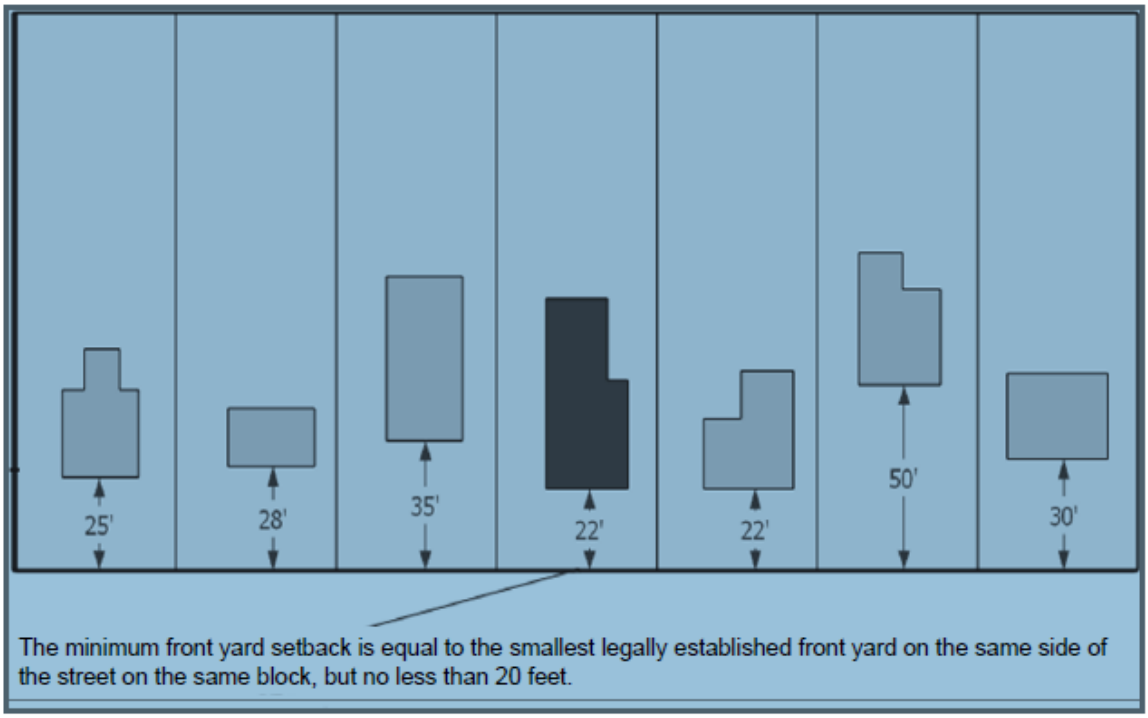
TABLE 22.44.127-B: YARD REQUIREMENTS

Lot Size (net square feet)	Minimum Yard Dimensions (linear feet): Front	Minimum Yard Dimensions (linear feet): ~~Back~~ Rear	Minimum Yard Dimensions (linear feet): Side Interior and Corner	Minimum Yard Dimensions (linear feet): Side Reverse Corner	~~Maximum Height (linear feet):~~
~~40,000+~~	~~20~~	~~35~~	~~5~~	~~10~~	~~35~~
~~39,999 ≥~~20,000	Smallest front yard on same block (min. 20)	35	10 percent of average lot width (min. 5)	10 percent of average lot width (min. 10)	~~35~~
<20,000 ~~13,000-19,999~~	Smallest front yard on same block (min. 20)	25	10 percent of average lot width (min. 5)	10 percent of average lot width (min. 10)	~~30~~
~~<13,000~~	~~20~~	~~25~~	~~5~~	~~10~~	~~30~~
~~Flag lots <7,500~~	~~10~~	~~10~~	~~10~~	~~10~~	~~30~~

ii. The front yard shall not be less than the smallest front yard of a legally established residence~~average depth of all of the front yards~~ on the same side of the street on the same block, but in no case less than 20 feet, as illustrated in Figure 22.44.127-B;~~A vacant lot or parcel shall not be included in the computation for this purpose.~~

~~iii. Each side yard shall not be less than 10 percent of the average width of the lot or parcel, but in no case less than five feet for interior and corner side yards and 10 feet for reverse corner side yards.~~

Figure 22.44.127-B: Example of Minimum Front Yard Setbacks



~~iv~~iii. ~~Each required yard shall not be less than 15 feet where any portion of a residence or other structure within that yard exceeds 23 feet in height.~~Except as provided in Section 22.48.120 (Projections into Yards), no portion of any structure shall exceed 23 feet in height where located within 15 feet of any property line;

iv. On irregularly shaped lots with lot frontage less than that required by Section 21.24.300, the front yard shall be measured from street frontage.

~~v. 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.~~

~~vi. The maximum number of stories above grade shall be two. A "basement" as defined in Section 22.08.020, B, shall be considered a story above grade, while a "cellar" as defined in Section 22.08.030, C, shall not be considered a story above grade.~~

b. Height Limits.

i. Except as provided below, Section 22.20.110 (Height Limits) shall remain applicable. The provisions of this CSD shall supersede the provisions of Chapter 22.20.110 as follows, as depicted in Table 22.44.127-C:

TABLE 22.44.127-C: HEIGHT LIMITS	
Lot (net square feet)	**Maximum Height (linear feet)**
≥ 20,000	35
<20,000	30
Flag Lots	30

ii. Where fill material has been placed on a lot after such lot was legally created, height of a structure built on the lot shall be measured from the previously existing grade on which the structure is located. Where material has been

cut on a lot after such lot was legally created, height shall be measured from the grade that results from such cut; and

iii. The maximum number of stories above grade shall be two. A "basement" as defined in subsection B Section 22.08.020 shall be considered a story above grade, while a "cellar" as defined in subsection C of Section 22.08.030 shall not be considered a story above grade.

c. Fences, Walls, and Landscaping.

i. Maximum Height. Except as provided herein, Section 22.48.160 (Fences and Walls) relating to fences and walls shall remain applicable. In addition to subsection G of Section 22.48.160, the height of a fence or wall shall be measured inclusive of any architectural feature, fixture, or support element attached to, or part of, said fence or wall;

ii. Front Yards. The provisions of this CSD shall supersede the provisions of Section 22.48.160 as follows, as depicted in Table 22.44.127-D and Table 22.44.127-E:

(A) Corner or Reversed-Corner Lots. Table 22.44.127-D, below identifies the maximum height for fences, walls, and landscaping for corner or reversed-corner lots. Where such fence or wall exceeds 42 inches in height, such front yard shall maintain live plants in the portion of the yard between the fence or wall, and the street. Such plants shall comply with the provisions of this subsection G.1.c. of this Section.

TABLE 22.44.127-D: FENCES, WALLS, AND LANDSCAPING HEIGHT LIMITS FOR CORNER OR REVERSED-CORNER LOTS		
Location	***Maximum Height***	
	Fences and Walls	Trees, Shrubs, Flowers and Plants, including Hedges*
Area between the edge of roadway or top of curb, if present, and the right-of-way line	See subsection G.1.c.iv.(B)	See subsection G.1.c.iv.(B)
Area between right-of-way line and 10 feet back from the right-of-way line towards the property	42 inches	42 inches
> 10 feet back from the right-of-way line towards the property	6 feet	6 feet
* where forming a barrier serving the same purpose as a fence or wall		

(B) All Other Lots. Table 22.44.127-E, below identifies the maximum height for fences, walls, and landscaping for all other lots.

TABLE 22.44.127-E: FENCES, WALLS, AND LANDSCAPING HEIGHT LIMITS FOR ALL OTHER LOTS		
Location	***Maximum Height***	
	Fences and Walls	Trees,* Shrubs,* Flowers* and Plants,* including Hedges*
Area between the edge of roadway or top of curb, if present, and the right-of-way line	See subsection G.1.c.iv.(B)	See subsection G.1.c.iv.(B)
Area within a driveway zone between the right-of-way line and 10 feet back from the right-of-way line towards the property	42 inches	42 inches
Area outside a driveway zone between the right-of-way line and 10 feet back from the right-of-way line towards the property	6 feet pursuant to subsection (1) below	42 inches
>10 feet from the right-of-way line towards the property	6 feet	6 feet
* where forming a barrier serving the same purpose as a fence or wall		

(1) When located within an area outside a driveway zone between the right-of-way line and ten feet from the right-of-way line

towards the property, fences and walls shall be open and non-view obscuring for any portion of the fence or wall greater than 42 inches in height. A fence or wall, or portion thereof, shall be considered open and non-view obscuring when:

(a) A minimum of 80 percent of that fence or wall or portion thereof, evenly distributed horizontally along the entire length of said fence or wall or portion thereof, is transparent or permits views. Chain link fencing with live plant material shall not be considered open and non-view obscuring; and

(b) Vertical support elements maintain a minimum distance of five feet apart.

(2) Where such fence or wall exceeds 42 inches in height, such front yard shall maintain live plants in the portion of the yard between the fence or wall, and the street. Such plants shall comply with the provisions of this subsection G.1.c of this Section.

iii. Corner Side Yards. Fences, walls, and hedges and landscaping within a required corner side yard shall comply with the provisions of subsection B of Section 22.48.160;

iv. Location.

(A) Notwithstanding the provisions of this CSD, any fence, wall, hedge or landscaping shall comply with Section 22.48.115 and Section 22.48.150 of the County Code; and

(B) Notwithstanding the provisions of this CSD, any encroachment within the public right-of-way shall comply with the provisions of Title 16 of the County Code.

v. Prohibited Materials. All portions of new or replacement fences and walls in required front yards shall not be composed of barbed wire, concertina wire, razor wire, or broken glass. Chain link fencing taller than 42 inches in height shall not be permitted unless covered and visually obscured with live plant material, and shall comply with all other provisions in subsection G.1.c. of this Section.

vi. Compliance Implementation Program. An existing fence, wall, or hedge not in compliance with the provisions of this CSD upon the effective date, may apply to register in the voluntary compliance implementation program until January 1, 2019. Notwithstanding the provisions of this CSD, participants in the compliance implementation program shall secure compliance with the County Code prior to January 1, 2034, by modifying the existing fence, wall, or hedge, or obtaining approval for a variance.

~~b~~d. Gross Structural Area and Lot Coverage.

i. The gross structural area (GSA) of a residence includes the total floor area of all enclosed areas, including storage, but excluding cellars and garages or carports designed and used for the storage of automobiles. Lot coverage shall include all structures erected on the property.

ii. The maximum GSA or lot coverage shall be determined by the following formula:

GSA or Lot Coverage = (.25 x net lot area) + 1,000 square feet

iii. ~~In no event shall t~~The maximum GSA or maximum lot coverage shall not exceed 9,000 square feet.

~~c~~e. Parking.

i. ~~Each residence shall provide on-site the required number of vehicle parking spaces, together with a maneuvering area and driveway, as follows~~Except as provided below, Part 11 of Chapter 22.52 (Vehicle Parking Space), including required onsite parking together with a maneuvering area (maneuvering aisle) and driveway, shall remain applicable. The provisions of this CSD shall supersede the provisions of Section 22.52.1180 as follows, as depicted in Table 22.44.127-D:

TABLE 22.44.127-D: RESIDENTIAL PARKING	
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)

ii. Where ~~more than two~~three or more parking spaces are required, per Table 22.44.127-D, above, such spaces may be uncovered and developed in tandem.

~~iii. "Bedroom" means any habitable room or space with a closet which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking or dining purposes.~~

~~d. Except as provided below, all sections of Part 2 of Chapter 22.48 relating to yards shall remain applicable. The provisions of this Community Standards District shall supersede the provisions of Part 2 of Chapter 22.48 as follows:~~

~~i. The flag lot yard provisions of Section 22.48.050 are hereby modified and not applicable to yards of 7,500 square feet or greater;~~

~~ii. The front yard provisions of Sections 22.48.060, 22.48.070, and 22.48.080, are hereby modified by the provisions of subsection D.1.a.ii;~~

~~iii. The side yard provisions of Sections 22.48.090 and 22.48.100 are hereby modified by the provisions of subsection D.1.a.iii;~~

~~iv. The accessory building provisions of subsections A and D of Section 22.48.140 shall not be applicable; and~~

~~v. The yard modification provisions of Section 22.48.180 shall not be applicable.~~

~~e~~f. The provisions of this ~~Community Standards District~~CSD do not supersede ~~the nonconforming use provisions of~~ Part 10 of Chapter 22.56, (Nonconforming Uses, Buildings and Structures), except that~~as provided below~~:

~~i.~~ Section 22.56.1510.G.~~1~~ (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards) relating to repair of damage shall be superseded by the following provisions: ~~repair of damaged or destroyed buildings or structures nonconforming due to use and/or standards. A~~any single-family residence building or structure nonconforming due to use and/or standards which is

damaged or destroyed may be restored to the condition in which it was immediately prior to the occurrence of such damage or destruction, provided that the cost of reconstruction does not exceed 100 percent of the total market value of the building or structure as determined by the methods set forth in Section 22.56.1510.G.1.a and b.

~~f. Modification Procedure. The standards contained in this section may only be modified if a conditional use permit has first been approved as provided in Part 1 of Chapter 22.56 and while such permit is in full force and effect in conformity with the conditions of such permit.~~

g. Home-Based Occupations. Except as provided below, Section 22.22.020 (Home-Based Occupations-Regulations) relating to home-based occupations shall remain applicable;

i. Number of Home-Based Occupations. A maximum of two home-based occupations is permitted per property, where no more than one client visit or one client vehicle per hour per property shall be permitted;

ii. Number of Employees. No more than two persons not residing on the property may be employed, either for pay or as a volunteer, to work on the property as part of a home-based occupation, for a maximum total of two non-resident employees per property;

iii. Notwithstanding the prohibitions in subsection B of Section 22.20.020, the following home-based occupations may be permitted:

(A) Photography laboratories, digital, where:

(1) Any non-digital photography or film laboratory activities or materials, other than for occupant's own use, shall be prohibited; and

(2) All processing operations of the home-based occupation activity shall be conducted in an approved indoor space.

(B) Picture framing, where:

(1) Only assembly of finished wood or other finished products shall be permitted;

(2) All paints, stains and varnishes shall be used in a properly-ventilated area, and shall cause no odors or toxic chemicals to be detected beyond the property; and

(3) All home-based occupation activity must be conducted in an approved indoor space.

(C) Seamstress or tailor, where:

(1) A maximum of four sewing machines shall be permitted for the home-based occupation;

(2) Such sewing machine shall be non-commercial, non-industrial and domestic only; and

(3) All home-based occupation activity shall be conducted in an approved indoor space.

h. Bed and Breakfast Establishments. If a Conditional Use Permit (Section 22.56.010) application has first been approved, property in Zone R-1

may be used for a bed and breakfast establishment with three or more rooms made available for guests, if the Hearing Officer additionally finds that the facility will not have a disruptive effect on the neighborhood. In addition to the conditions imposed, pursuant to Section 22.56.100 (Permit - Additional Conditions Imposed When), the following development standards shall be conditions of each grant, unless otherwise modified by the Hearing Officer:

i. The property shall have an area of not less than 10,000 square feet;

ii. The facility shall be operated and maintained by the owner or lessee of the property, and it shall constitute the primary residence of the owner or lessee;

iii. All guest rooms shall be located within the primary residence;

iv. Stays for any paying guests shall not exceed 14 consecutive days, and shall be not more than 30 days for such guest in any calendar year;

v. Kitchens and other cooking facilities shall be prohibited in any guest room within the establishment;

vi. There shall be one onsite parking space, which may be uncovered, served by all-weather access, for each guest room available for paying guests;

vii. The serving or consumption of food or beverages, including any alcoholic beverages, shall be restricted to residents and guests of the facility. No restaurant or similar activity that is open to the general public shall be permitted;

viii. Any use of the establishment for commercial special events shall be specifically authorized by a Conditional Use Permit; and

ix. One wall-mounted or freestanding sign shall be permitted, provided that such sign does not exceed four square feet in sign area or eight square feet in total sign area, and does not exceed a height of 42 inches measured vertically from ground level at the base of the sign.

2. Zone R-2.

a. Height Limits.

i. Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade~~.~~;

ii. On lots ~~or parcels of land~~ with a size of 20,000 square feet or less, the maximum height of any structure shall be 30 feet.

b. Front Yards. At least 50 percent of any required front yard shall be landscaped~~.~~;

c. Building Design.

i. Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as

dormers, gables, eyebrows, parapets, mansards, or other design features ~~deemed appropriate by the director~~.

ii. The floor area of any story above the first story shall be at least 20 percent less than the floor area of the first story and the reduced footprint of such story shall be set back from the side and/or rear of the first story's structure, but not from the front of the first story's structure. Attached garages and other attached non-living areas shall be included in computing the floor area of the first story.

d. Bed and Breakfast Establishments. If a Conditional Use Permit (Section 22.56.010) application has first been approved, property in Zone R-2 may be used for a bed and breakfast establishment, pursuant to subsection G.1.h of this Section.

~~d. Modification of Development Standards.~~

~~i. The director may permit modifications to the development standards set forth in subsections D.2.a and D.2.b provided that an applicant demonstrates to the satisfaction of the director all of the following:~~

~~(A) The application of the standards for which modification is sought 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 subject property that do not apply to other properties within the area governed by the Community Standards District; 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 Community Standards District or the Altadena Community Plan.~~

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

~~(A) A list, certified to be correct 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 500 feet from the exterior boundaries of the subject property;~~

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

~~(C) A map drawn to a scale of 1" = 100' indicating the location and owners of all 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 a notice by certified mail of the pending application to the Altadena Town Council and the property owners on the list provided~~

~~by the applicant pursuant to subsection d.ii.A, indicating that the town council or any such property owner may oppose the granting of such modification by filing with the director a written protest described in subsection d.iv, within 14 calendar days from the date of the notice.~~

~~iv. Written protests. Written protests will be accepted only from those persons notified pursuant to subsection d.iii, and shall demonstrate how the application for a modification fails to meet the burden of proof in subsection d.i, and Section 22.56.1690. Those written protests submitted by different co-owners of the same lot or parcel of land shall be deemed one written protest; those written protests submitted by different members of the Altadena Town Council on behalf of the town council shall also be deemed one written protest.~~

~~v. Decision.~~

~~(A) The director shall approve an application for a modification where not more than two written protests are received pursuant to subsection d.iv, where the application complies with Section 22.56.1690, and where the director determines that the application has satisfactorily demonstrated the matters required by subsection d.i. If the director approves the application, the director shall send notice by certified mail to the applicant, the town council, and all of the property owners identified in subsection d.ii.A.~~

~~(B) If three or more written protests are received pursuant to subsection d.iv, or the director determines that the application does not comply with Section 22.56.1690, or the application has not satisfactorily demonstrated~~

~~the matters required by subsection d.i, the application shall be denied. If the director denies the application for any reason, including the reason that three or more written protests have been received, the director shall send notice of the decision by certified mail to the applicant, the Altadena Town Council, and the property owners identified in subsection d.ii.A. The notice shall indicate that the applicant may file an appeal within 14 calendar days of the date on the notice with a request for a public hearing before the hearing officer.~~

~~vi. Appeal. If the applicant files an appeal, the appeal shall be scheduled for a public hearing before a hearing officer. The applicant shall pay the additional fee for a public hearing set forth in Section 22.60.100 under Site Plan Review, Director's Review for Modification of Development Standards in a Community Standards District. All procedures related to the appeal and the public hearing shall be the same as those for a conditional use permit, except as set forth in subsection d.vii.~~

~~vii. Hearing officer decision. The hearing officer shall approve or deny the application pursuant to the principles and standards of Section 22.56.090. The decision of the hearing officer shall become effective on the date of the decision and shall not be subject to further administrative appeal.~~

3. Zone R-3.

a. Height Limits. Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.

b. Interior Side Yards.

i. Any required interior side yard that adjoins a single-family or two-family residentially-zoned parcel shall be landscaped, which landscaping shall include shrubbery and/or trees to shield the adjoining property.

ii. No driveway, walkway, patio slab, or other area constructed of concrete, asphalt, or similar material shall be permitted in any required interior side yard that adjoins a single-family or two-family residentially-zoned ~~parcel~~lot.

iii. No uncovered porch, platform, landing, deck, or balcony may project into a required interior side yard that adjoins a single-family or two-family residentially-zoned ~~parcel~~lot.

c. Rear Yards. Rear yards that adjoin a single-family or two-family residentially-zoned ~~parcel~~lot, shall include a landscaped area with a minimum depth of 10 feet measured from the rear property line. Such landscaped area shall include shrubbery and/or trees to shield the adjoining property. At least one tree, with a minimum size of 15 gallons, shall be provided for every 250 square feet of landscaped area~~.~~;

d. Building Design. Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features ~~deemed appropriate by the director.~~;

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

i. The maximum height of the structure at the inside boundary of the interior side yard adjoining the single-family or two-family residentially-zoned ~~parcel~~lot shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said interior side yard for every two feet in height; and

ii. The maximum height of the structure at the inside boundary of the rear yard adjoining the single-family or two-family residentially-zoned ~~parcel~~lot shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said rear yard for every foot in height.

f. Residentially-Zoned Property Outside Unincorporated Territory. For purposes of subsections ~~D~~G.3.b through ~~D~~G.3.e above, all requirements related to a structure and/or property adjoining a single-family or two-family residentially-zoned ~~parcel~~lot shall apply to such structure and/or property regardless of whether or not the single-family or two-family residentially-zoned ~~parcel~~lot is located within incorporated or unincorporated territory.

~~g. Modification of Development Standards. The director may permit modifications to the development standards set forth in subsections D.3.a through D.3.e, pursuant to the provisions set forth in subsection D.2.d.~~

4. All Commercial Zones.

a. Permitted Uses.

i. Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. In addition to the standards for outdoor dining (Section 22.28.070), restaurants and other eating establishments, including food take-out, may have outdoor dining where:

(A) Outdoor dining is established as accessory to the restaurant or other eating establishment; and

(B) Automobile parking is provided in accordance with Part 11 of Chapter 22.52 (Vehicle Parking Space), except as modified in subsection G.4.c.i for outdoor dining.

ii. Auto Repair Uses. Where auto repair uses are permitted as a primary or incidental use, the following development standards shall apply:

(A) Any auto repair use shall comply with Section 22.28.190;

(B) There shall be no more than three service bays; and

(C) Any required customer parking area shall not be used to store vehicles for repair.

b. Uses Subject to Permit.

i. Drive-through Facilities. Drive-through facilities shall be permitted, provided a Conditional Use Permit has first been obtained. In addition to the conditions imposed, pursuant to Section 22.56.100 (Permit - Additional Conditions

Imposed When), the Hearing Officer may modify any of the prescribed development standards, below:

(A) The drive-through facility shall comply with the cleanup plan submitted as part of the application;

(B) The location of the drive-through area, including cashier microphone, speakers and drive-through lane, shall be a minimum 20 feet from the property line of any adjacent residentially-zoned lot, and speakers and lighted menus shall be oriented away from such lots;

(C) Hours of operation for the drive-through area shall be no earlier than 6:00 a.m. and no later than 12:00 a.m.; and

(D) A buffer, which may include a six-foot solid wall, as depicted on the site plan, shall be provided to reduce noise trespass from the drive-through to any adjacent residentially-zoned lot.

c. Development Standards.

i. Parking. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52 (Vehicle Parking Space), and comply with current requirements for accessible parking for people with disabilities, except that the following requirements shall apply:

(A) Retail, or Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. Automobile parking shall comply with Table 22.44.127-G, below, where applicable. Where such retail or restaurant and other eating establishment incudes a drive-through facility or banquet

facility, Part 11 of Chapter 22.52 (Vehicle Parking Space) shall supersede this subsection G.4.c.i.(A):

TABLE 22.44.127-G:

PARKING FOR RETAIL, OR RESTAURANT

OR OTHER EATING ESTABLISHMENT USES

Lot Size (net square feet)	**New Building Construction[2]**	**Existing Buildings[3]**		
		Change of Use	Additions[6]	Outdoor Dining
<2,500[1]	None	None	None	None
2,500 – < 5,000[1]	30 percent reduction of that required under Part 11 of Chapter 22.52	No additional parking required[4]	No additional parking required[4]	30 percent reduction of that required for outdoor dining[5]
≥ 5,000	That required under Part 11 of Chapter 22.52	No additional parking required[4]	That required for increased gross floor area, including landscaping, bicycle parking and loading spaces	30 percent reduction of that required for outdoor dining[5]

[1] Legal nonconforming lots

[2] Constructed on or after September 22, 1970

[3] Constructed prior to September 22, 1970

[4] Beyond parking currently existing on site

[5] One space per three persons, based on occupancy load of outdoor dining area

[6] Where the square footage of the addition is less than total square footage of the existing structure before the addition

(B) Location of Parking Areas. When a site plan has first been approved, off-site or shared parking arrangements may be provided to meet required parking for commercial uses, provided that the following are met. In the event the applicant does not or cannot comply with the following after notice of approval

of the Site Plan Review, approval of parking areas shall be revoked, and parking areas shall be provided in accordance with Chapter 22.52 (Vehicle Parking Space).

(1) Such off-site or shared parking facility shall be located within 1,320 feet (1/4 mile) from any entrance of the use to which they are provided;

(2) Such off-site or shared parking facility is located on a lot where parking is permitted;

(3) Such area shall be clearly marked as being made available for parking for the subject use(s); and

(4) The applicant:

(a) Is the owner of the lot where such off-site or shared parking facility is located; or

(b) Has control of such off-site or shared parking facility through leasing or other arrangement for a specified term, and in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces. Such leasing or other arrangement shall contain other guarantees assuring continued availability of the spaces.

ii. Height. Except in the Lake Avenue Mixed-Use 'Center' Area, referenced in Map 22.44.127-C, the maximum height for any commercial structure shall be 35 feet, except that a portion or portions of the building, not to exceed a total 20 percent of the building footprint, may be up to three stories or 45 feet in height

to provide design flexibility for architectural accent(s) or to accommodate mechanical equipment;

iii. Floor Area Ratio. Except in the C-M Zone, M-1 Zone and the Lake Avenue Mixed-Use 'Center' Area, referenced in Map 22.44.127-C, the total gross floor area of a lot shall not exceed 1.8 times the total area of such lot;

iv. Signage. Signage shall be provided in accordance with Part 10 of Chapter 22.52 (Signs), except as specified below. The sign regulations contained herein shall not affect existing signs, which were legally established according to this Title 22. New signs as of the effective date of this ordinance, including size, shape, colors, lettering, and location, shall conform to the following provisions specified herein;

(A) Size. Maximum height of letters shall be restricted to 18 inches.

(B) Sign Design.

(1) With the exception of company logos, sign colors shall be harmonious with the building color scheme and storefront;

(2) With the exception of company logos, lettering styles shall be harmonious with each storefront in a single building.

(C) Sign Maintenance. All signs in a state of disrepair shall be repaired so as to be consistent with the standards of this section, or removed within 30 days from receipt of notification that a state of disrepair exists.

(D) Wall Business Signs. Wall Business Signs shall comply with Section 22.52.880 (Wall Business Signs), except where modified below:

(1) The wall business sign shall be mounted flush and affixed securely to a building wall and may project a maximum of 12 inches from the building wall or permanent roofed structure to which they are mounted;

(2) In addition to the standards in Section 22.52.880.C, the wall business sign may not extend above the roofline and may not extend into the right-of-way beyond the building face or the soffit line of the building;

(3) Each business in a building may be permitted a maximum of one wall-mounted sign. Businesses with more than one frontage or entry may have one sign for each frontage or entry;

(4) Each ground-floor business establishment fronting on or oriented toward one or more public street, highway, or parkway shall be permitted as follows:

(a) Where the public right-of-way has a minimum width of 80 feet, a maximum of one square foot of wall sign area for each linear foot of building frontage;

(b) Where the public right-of-way has a width of less than 80 feet, a maximum of one-half square foot of wall sign area for each linear foot of building frontage.

(5) Where a ground floor business establishment fronts a parking lot hidden from the street, alley, open mall, landscaped open space, or other public way, the exterior building wall facing such parking lot, alley, open mall, landscaped open space, or other public way shall be considered a building frontage for purposes of computing the sign's permitted sign area.

(E) Freestanding Signs. Except as provided below, Section 22.52.890 (Roof and Freestanding Signs), relating to freestanding signs shall remain applicable. On lots with 100 feet or more of street frontage, freestanding business signs with a solid base that rests directly on the ground may be permitted, provided:

(1) Said sign shall not exceed five feet in height as measured vertically from ground level to the top of the sign; and

(2) Said sign shall not exceed 40 square feet of sign area.

(F) Projecting Signs. One projecting business sign shall be permitted per building frontage for the same business. The area of the projecting sign faces shall be subtracted from the total allowable signage area.

(G) Window Signs.

(1) Window signs shall be displayed only on the interior of windows or door windows of ground-floor or second-floor businesses; and

(2) Maximum area shall not exceed 25 percent per transparent glass area of the window (total window area visible from the exterior of the building).

(H) Awning Signs. Awning signs, which are considered the same as a projecting sign for purposes of regulation, shall comply with the following:

(1) The maximum area of awning signs, which are allowed in addition to business wall signage, shall not exceed 20 percent of the exterior surface of each awning for the ground floor and the second floor level;

(2) Awning signs shall not be permitted above the second floor level; and

(3) Maximum letter height for awning signs shall not exceed 10 inches.

(I) Building Tenant Information/Identification Signs.

(1) Multitenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance;

(2) Each tenant is allowed a maximum of two square feet of signage per directory, in addition to wall signage;

(3) New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each;

(4) All existing built-in signs (permanent signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Marquees and canopies shall not be considered to be built-in signs;

(5) Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building and in good repair are exempt from these sign provisions; and

(6) The height and placement of signs shall be similar for each business or storefront.

(J) Prohibited Signs:

(1) Flashing, animated or audible signs, except marquee signs which display time and temperature;

(2) Signs which rotate, move, or simulate motion;

(3) Signs with exposed bracing, guy wires, conduits, or similar devices;

(4) Roof signs (any sign erected and maintained upon or over the roof of any building);

(5) Outdoor advertising signs (billboards); and

(6) Box signs.

v. Design Standards. Proposed improvements, renovations of existing buildings, and changes to buildings shall conform to the following design standards:

(A) Materials, Colors, and Equipment.

(1) Any building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary façades;

(2) Neon Colors. The use of neon colors shall be limited to architectural accent features and not exceed 20 percent of a building frontage surface; and

(3) Concrete Masonry Unit ("CMU") walls shall be constructed in such a manner as to not permit the CMU blocks to be visible to pedestrians.

(B) Awnings. Awnings shall be architecturally compatible with the related buildings in regards to color and style.

(C) Mechanical Equipment.

(1) Individual air conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design;

(2) Storefront air conditioning units shall be neutral in appearance and not project outward from the façade. The housing color of the air conditioning unit shall be compatible with the colors of the storefront; and

(3) Mechanical equipment located on roofs shall be screened by parapet walls or architectural features so that the equipment will not be visible from normal public view up to 300 feet away.

(D) Security.

(1) Chain-link, barbed, and concertina wire fences are prohibited;

(2) All security bars or grilles shall be installed on the inside of the building;

(3) Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited; and

(4) Building security grilles shall be side-storing, concealed interior grilles, which are not visible from the exterior of the building when not in use (during business hours), or grilles which can be concealed in the architectural elements of the building.

vi. Buffers. When a parking lot or commercial structure is adjacent to a residentially-zoned side yard or rear yard, the following development standards shall apply:

(A) Landscaping. A five foot landscaped buffer shall be provided.

(B) Encroachment Plane. A 45-degree encroachment plane shall be required for new construction. The encroachment plane shall extend from a six foot height at the edge of the required landscaped buffer pursuant to subsection G.4.c.vi.(A) adjacent to the residentially-zoned side yard or rear yard. Excluding landscaping, no portion of a structure shall extend beyond the encroachment plane.

(C) Lighting. Fully shielded fixtures shall be used for exterior lighting to prevent light trespass to adjacent residential uses. Perimeter luminaries shall be located at least five feet from the adjacent residential property line.

vii. Pedestrian Character.

(A) Commercial Corridor. A commercial corridor shall mean a street which has a commercial focus, and which is identified below as having a special pedestrian potential near commercial zones. Designated Commercial Corridors for the purposes of this Section are Lake Avenue, Fair Oaks Avenue, Lincoln Avenue, North Allen Drive, and New York Drive near the intersection of North Allen Drive and New York Drive, Mariposa Street between El Molino Avenue and Lake Avenue, and East Washington Boulevard.

(B) Pedestrian Entrance. Where a lot abuts a Commercial Corridor as identified in subsection G.4.c.vii.(A), a pedestrian accessible entrance to the commercial structure shall be provided at or within 10 feet of the property line along, at sidewalk level, facing, and directly accessible to the Commercial Corridor. The entrance shall be oriented towards the Commercial Corridor, directly accessible to pedestrians off the street, and angled no more than 45 degrees askew of the property line delineating the edge of the Commercial Corridor, as measured along the base of the entrance.

(C) Visual Interaction. To encourage pedestrian activity and improve the quality of visual interaction offered to pedestrians, the following standards apply:

(1) At least 55 percent of the total length and 40 percent of the total area of the façade of the building at ground floor shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Entrances, mirrored or highly reflective materials, densely tinted glass, displays or materials offering no view of the interior, or false windows shall not meet the requirements of this Section;

(2) Transparent or lightly tinted material, such as glass, shall be used at or near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum of 20 percent of the building façade; and

(3) All entrances or windows provided for the purposes of meeting the requirements of this subsection G.4.c.vii.(C) shall be located at sidewalk level, here defined as being no more than three feet above or below the sidewalk, as measured vertically from the midpoint of the base of the entrance or window. Where a window exceeds 20 feet in length, the measurement shall be taken at increments of 20 feet. Where a window base is located lower than three feet from the sidewalk, only the width or area of that portion within three feet of the sidewalk shall be counted towards the requirements of this Section.

(D) Pedestrian Flow. Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.

(E) Building Façade. A minimum of 50 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building façades are to be avoided.

(F) Roof Design. New buildings or additions resulting in 100 feet or more of frontage shall incorporate varying roof designs and types.

(G) Paving Materials. Pedestrian exclusive circulation areas within the boundaries of the private property shall be improved with permeable paving materials, such as brick, paver tile, or pervious concrete.

(H) Architectural Elements. Buildings shall incorporate at least three of the following architectural elements or desirable uses. Where a building frontage exceeds 50 feet in length, an additional instance of the following architectural elements shall be used for each segment of 20 feet of frontage and distributed throughout the width of the building façade.

(1) Arcading or arched passageways;

(2) Arches;

(3) Awnings;

(4) Balconies;

(5) Bay windows;

(6) Benches or seating for pedestrians;

(7) Colonnades;

(8) Courtyards, accessible to pedestrians;

(9) Decorative exterior stairs;

(10) Decorative iron fences;

(11) Decorative iron grilles;

(12) Forecourt, accessible to pedestrians;

(13) Outdoor dining;

(14) Plazas, accessible to the public;

(15) Raised planters;

(16) Recessed upper floor loggias or pergolas; or

(17) Tile or masonry water fountains.

(I) Building Setback. Buildings shall be set back a minimum of two feet from the property line adjoining a commercial corridor. The two-foot setback area shall be designed as an extension to any abutting sidewalk, if existing, and hardscaped or landscaped with plants, seating, or other architectural features.

(J) Parking Access. Not more than 20 feet of the commercial frontage shall be devoted to parking access, such as driveways. Where additional driveway width is required for fire access or other legal requirements, no more than the minimum specified shall be provided.

(K) Parking Areas. Except fully subterranean structures or roof parking, completely screened from view from the street, all parking shall be provided in the rear of the commercial structure, and completely screened from view from the street. Screening materials may include walls and/or landscaping.

(L) Landscape Plan. New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/irrigation plan. Said plan shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area.

(M) Trash Enclosure. The required trash bin shall be enclosed by a minimum five-foot to a maximum six-foot-high decorative wall, have solid doors, and be located in the rear of the lot.

viii. Vacant lots. Vacant lots shall be maintained free of debris, overgrown weeds, or junk or garbage.

5. Zone C-2. In addition to the uses and requirements under subsection G.4 of this Section and enumerated in Part 4 of Chapter 22.28 (C-2 Zone), the following uses are permitted as follows:

a. Permitted uses.

Sales.

-- Multitenant commercial, when more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls.

b. Conditional Use Permit. A Conditional Use Permit (Part 1 of Chapter 22.56) is required to establish, operate, and maintain the following:

Services.

-- Air pollution sampling stations;

-- Automobile service stations, including incidental repair, washing and rental of utility trailers;

-- Electric distributing substations;

-- Microwave stations.

6. Zone C-3. In addition to the uses and requirements under subsection G.4.a of this Section and enumerated in Part 5 of Chapter 22.28 (C-3 Zone), a Conditional Use Permit (Part 1 of Chapter 22.56) is required to establish, operate, and maintain the following:

a. Sales.

-- Auction houses;

-- Automobile sales, new or used;

-- Boat and other marine sales;

-- Ice sales;

-- Mobilehome sales;

-- Model home display centers and sales offices;

-- Pawnshops;

-- Recreational vehicle sales;

-- Secondhand stores;

-- Stamp redemption centers;

-- Trailer sales, box and utility.

b. Services.

-- Air pollution sampling stations;

-- Automobile battery services, provided all repair activities are conducted within an enclosed building only;

-- Automobile brake-repair shops, provided all repair activities are conducted within an enclosed building only;

-- Automobile muffler shops, provided all repair activities are conducted within an enclosed building only;

-- Automobile radiator shops, provided all repair activities are conducted within an enclosed building only;

-- Automobile repair garages within an enclosed building only, and excluding body and fender work, painting, and upholstering;

-- Automobile service stations;

-- Bakery goods distributors;

-- Boat rentals;

-- Carwashes, automatic, coin-operated, and hand wash;

-- Comfort stations;

-- Electric distribution substations, including microwave facilities;

-- Furniture transfer and storage;

-- Gas metering and control stations, public utility;

-- Homes for children, foster family;

-- Lodge halls;

-- Microwave stations;

-- Mortuaries;

-- Motion picture studios;

-- Motorcycle, motor scooter, and trail bike rentals;

-- Parcel delivery terminals;

-- Radio and television broadcasting studios;

-- Recording studios;

-- Recreational vehicle rentals;

-- Revival meetings, tent, temporary;

-- Taxidermists;

-- Trailer rentals, box and utility;

-- Truck rentals, excluding trucks exceeding two tons capacity;

-- Wedding chapels.

c. Recreation and Amusements.

-- Amusement rides and devices;

-- Athletic fields;

-- Carnivals;

-- Commercial recreation clubs;

-- Golf courses;

-- Swimming pools.

d. Accessory Uses.

-- Auto body and fender repair, painting, and upholstering;

-- Storage of building materials, except during on-site construction;

-- Manufacturing.

7. Zone C-M.

a. Conditional Use Permit. In addition to the requirements under subsection G.4 of this Section, in addition to the uses enumerated in Part 6 of Chapter 22.28 (C-M Zone), a Conditional Use Permit (Part 1 of Chapter 22.56) is required to establish, operate, and maintain the following:

i. Sales.

-- Automobile sales, sale of new and used motor vehicles;

-- Boat and other marine sales;

-- Mobilehome sales;

-- Recreational vehicle sales;

-- Trailer sales, box and utility.

ii. Services.

-- Car washes, automatic, coin-operated, and hand wash;

-- Revival meetings, tent, temporary;

-- Tire retreading or recapping.

iii. Accessory Uses.

-- Storage of building materials, except during on-site construction.

b. Floor Area Ratio. The total gross floor area ratio of a lot shall not exceed 1.0 times the total net of such lot.

8. Zone M-1.

a. Floor Area Ratio. The total gross floor area ratio of a lot shall not exceed 1.0 times the total area of such lot.

~~E~~H. Area-Specific Development Standards.

1. Lake Avenue Mixed-Use 'Center' Area.

a. ~~Intent and~~ Purpose. The Lake Avenue Mixed Use 'Center' Area ~~area~~-specific development standards are established to provide a means of implementing the Altadena Community Plan. The standards are necessary to ensure that the goals and policies of the Community Plan are accomplished in a manner which protects the health, safety, and welfare of the community, thereby strengthening the physical and economic character of the Lake Avenue Commercial District of Altadena.

b. Description of Area. The boundaries of the Lake Avenue Mixed Use 'Center' A~~a~~rea are shown on ~~the map following this section~~Map 22.44.127-C: Lake Avenue Mixed-Use 'Center' Area at the end of this Section.

c. ~~Lake Avenue~~ Area~~-wide~~ Specific Development Standards.

i. Height Limits. The maximum height permitted in the area for a commercially zoned lot is 35 feet.

ii. Floor Area Ratio. The total gross floor area ratio of a commercially zoned lot shall not exceed 2.7 times the total area of such lot.

I. Modification of Development Standards.

1. Modification Procedure for Subsection F.3 (Significant Ridgeline Protection). Any modification to the standards set forth in subsection F.3, shall require a Conditional Use Permit (Part 1 of Chapter 22.56). In approving such Conditional Use Permit application, the Hearing Officer shall make the following findings in addition to those required by Section 22.56.090 (Application – Grant or denial – Findings and decision at public hearing):

a. Alternative sites within the project site have been considered and rejected, due to the presence of documented hazards or the potential for greater damage to biota, as determined by a biologist; and

b. The overall development is designed to comply with the development standards provided in subsection F.2.c (Hillside Management Development Standards).

2. Modification of Development Standards for Residential Zones.

a. Applicability. The development standards set forth as listed below, may be modified through a CSD Modification, subject to the provisions herein:

i. Yard Requirements (subsection G.1.a);

ii. Height Limits (subsections G.1.b and G.2.a);

iii. Fences, Walls and Landscaping (subsection G.1.c);

iv. Gross Structural Area and Lot Coverage (subsection G.1.d);

v. Front Yards (subsection G.2.b);

vi. Building Design (subsections G.2.c and G.3.d);

vii. Interior Side Yards (subsection G.3.b);

viii. Rear Yards (subsection G.3.c); and

ix. Structure Height and Setback (subsection G.3.e).

b. Application.

i. Application Materials. In addition to the information listed under Section 22.56.1680, the applicant shall submit:

(A) An applicant's statement setting forth that:

(1) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(2) There are topographic features, subdivision plans, or other exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and

(3) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

(B) For a request to modify the fences, walls, and landscaping standards under subsection G.1.c., the applicant shall submit the following additional information:

(1) A site plan depicting:

(a) Location and height of the modified fence, wall, hedge or landscaping;

(b) Location and width of driveway(s) on the subject property and adjacent property on the same side of the street; and

(c) Driveway zone(s) on the subject property and if applicable, where located on adjacent property on the same side of the street;

(2) An elevation of the subject property and adjacent properties on the same side of the street, including the modified fence, wall, hedge, or landscaping; and

(3) Supporting information such as a line of sight study, demonstrating line of sight for vehicular traffic, including such factors as topographical conditions, and curvature and posted speed of the road.

ii. Fee. The applicant shall submit a filing fee as set forth in Section 22.60.100, equal to that required for:

(A) A Minor Conditional Use Permit; and

(B) For modifications to development standards related to fences and walls, a fee in the amount specified in Title 12, Section 12.04.020.A.3.a.(3) of this code to be applied to the Department of Public Works, when the Department determines that a CSD Modification is to be referred to the Department of Public Works for review.

c. Additional Development Standards for Modification. Except where modified, the project shall demonstrate compliance with all other applicable development standards. The following additional development standards shall apply with a CSD Modification request:

i. For any request related to height, the maximum height shall not exceed 35 feet.

ii. For any request related to fences, walls, and landscaping, any modified fence, wall, hedges, or landscaping shall maintain adequate

line of sight for vehicular traffic, including such factors as topographical conditions, and curvature and posted speed of the road.

d. Procedure. A CSD Modification shall be processed the same as for a Minor Conditional Use Permit (Part 1 of Chapter 22.56), except as follows:

i. Findings for Approval. The Hearing Officer shall approve or deny the request based on the following findings:

(A) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

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

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

ii. Additional Conditions. In approving a request, the Hearing Officer may direct changes to be made or condition the project in order to meet the required findings.

3. Modification of Development Standards for Commercial Zones.

a. Applicability. The development standards set forth as listed below, may be modified through a CSD Modification, subject to the provisions herein:

i. Height (subsection G.4.c.ii);

ii. Floor Area Ratio (subsections G.4.c.iii, G.7.b, and G.8.a);

iii. Signage related to area and number of signs (subsection G.4.c.iv);

iv. Design Standards (subsection G.4.c.v);

v. Buffers (subsection G.4.c.vi); and

vi. Pedestrian Character (subsection G.4.c.vii).

b. Application.

i. Application Materials. In addition to the information listed under Section 22.56.1680, the applicant shall submit:

(A) An applicant's statement setting forth that:

(1) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(2) There are topographic features, subdivision plans, or other exceptional circumstances or conditions applicable to the subject property, or to the intended development of the subject property, that do not apply to other properties within the area governed by this CSD; and

(3) That the requested modification will not be materially detrimental to properties or improvements in the area, or contrary to the purpose of this CSD or the Altadena Community Plan.

(B) For a request to modify subsection G.4.c.vii.(B) (Pedestrian Entrance), in addition to the required materials in subsection (A) above:

(1) A site plan of the proposed alternative design, detailing the required elements of subsection I.3.c., including the proposed location of required public space identification signage;

(2) A lighting plan;

(3) A landscaping plan;

(4) A maintenance plan; and

(5) An applicant's statement describing the proposed alternative design and setting forth how the proposed privately owned public space would benefit or enhance the pedestrian character or the use of the site by pedestrians.

ii. Fee. The applicant shall submit a filing fee as set forth in Section 22.60.100, equal to that required for:

(A) A Minor Conditional Use Permit; and

(B) A fee in the amount specified in Title 12, Section 12.04.020.A.3.a.(3) of this Code to be applied to the Department of Public Works, when the Department determines that a CSD Modification is to be referred to the Department of Public Works for review.

c. Additional Development Standards for Modification. Where a CSD Modification is requested to modify the standards for a required pedestrian entrance (subsection G.4.c.vii.(B)), the following standards shall apply:

i. At least 75 percent of the total length and 60 percent of the total area of the façade of the building at ground floor fronting the commercial corridor, shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Entrances, mirrored or highly reflective materials, densely tinted glass, displays or materials offering no view of the interior, or false windows shall not meet the requirements of this Section.

ii. A minimum of 10 square feet of privately owned public space shall be provided for every foot of building frontage facing a Commercial Corridor. The public space shall be provided on site, along and directly accessible to the Commercial Corridor. No portion of the public space may be less than 10 feet in depth, or 25 percent of the length of the building façade as measured along the Commercial Corridor. The proposed public space shall contain at least one of the following, in addition to those required architectural elements, pursuant to subsection G.4.c.vii.(H);

(A) Any type of courtyard, plaza, or public circulating area which incorporates benches and pedestrian seating, landscaping, or hardscaping, including water features, and shade trees;

(B) A privately maintained garden, accessible to the public, which incorporates benches or pedestrian seating and landscaping, or hardscaping, including water features, and shade trees;

(C) Covered walkways, separate or as an extension of the sidewalk, covered by vegetation over trellis or other design, that would provide shade for pedestrians and include benches and public seating, landscaping, or hardscaping and shade trees;

(D) Any type of privately maintained, landscaped open space, including a micro-park, green space, or other urban open area that includes shade trees, and benches or public seating; or

(E) Any type of privately maintained, landscaped animal-friendly space, including a micro-park, dog run, green space, or other urban open area that includes on-site pet waste stations, shade trees, and benches or public seating.

iii. Signage shall be provided on-site to identify the privately owned public space as available for public use. Signage shall be at least three square feet in size, and include the following language at a minimum, subject to approval: "Open to the Public." Signage provided to meet the requirements of this Section shall not be subtracted from the allowed signage area for the lot.

d. Procedure. A CSD Modification shall be processed the same as for a Minor Conditional Use Permit (Part 1 of Chapter 22.56), except as follows:

i. Findings for Approval. The Hearing Officer shall approve or deny the application, pursuant to the following findings:

(A) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

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

(C) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan; and

(D) For any request to modify subsection G.4.c.vii.(B) (Pedestrian Entrance), that the proposed alternative meets the additional development standards in subsection (I.3.c) and is designed in such a manner as to enhance the pedestrian character or the use of the site by pedestrians.

ii. Additional Conditions. In approving an application, the Hearing Officer may direct changes to be made or condition the project in order to meet the required findings.

4. Modification of Development Standards in Lake Avenue Mixed-Use 'Center' Area.

a. Applicability. The development standards set forth, as listed below, may be modified through a CSD Modification, subject to the provisions herein:

i. Height Limits (subsection H.1.c.i); and

ii. Floor Area Ratio (subsection H.1.c.ii).

b. Application.

i. Application Materials. In addition to the information listed under Section 22.56.1680, the applicant shall submit:

(A) An applicant's statement setting forth that:

(1) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

(2) There are topographic features, subdivision plans, or other exceptional circumstances or conditions applicable to the subject property, or to the intended development of the subject property, that do not apply to other properties within the area governed by this CSD; and

(3) That the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.

ii. Fee. The applicant shall submit a filing fee, as set forth in Section 22.60.100, equal to that required for:

(A) A Minor Conditional Use Permit; and

(B) A fee in the amount specified in Title 12, Section 12.04.020.A.3.a.(3) of this Code to be applied to the Department of Public Works, when the Department determines that a CSD Modification is to be referred to the Department of Public Works for review.

c. Additional Development Standards for Modification. (Reserved)

d. Procedure. A CSD Modification shall be processed the same as for a Minor Conditional Use Permit (Part 1 of Chapter 22.56), except as follows:

i. Findings for Approval. The Hearing Officer shall approve or deny the application pursuant to the following findings:

(A) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted;

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

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

ii. Additional Conditions. In approving an application, the Hearing Officer may direct changes to be made or condition the project to meet the required findings.

ii. Signs. The sign regulations prescribed herein shall not affect existing signs which were established legally according to Title 22. New signs or proposed changes to existing signs, including size, shape, colors, lettering, and location shall conform to the following provisions, specified herein.

(A) Wall Signs.

(1) Shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of nine inches;

(2) Each business in a building shall be permitted a maximum of one wall-mounted sign. Businesses with more than one street frontage may have one sign per frontage. Each business in a building having more than 40 feet of primary street frontage shall be permitted one additional wall sign for each additional 30 feet of frontage.

(B) Freestanding Signs.

(1) Signs having a solid base which rests directly on the ground may be permitted on any lot or parcel of land for each street frontage having a continuous distance of 100 feet or more.

(2) Said signs shall not exceed five feet in height measured vertically from ground level at the base of the sign or 40 square feet in area per sign face.

(3) Said signs shall not be located in nor extend above any public right-of-way or public sidewalk area.

~~(C) Awning Signs.~~

~~(1) The maximum area of awning signs, which are allowed in addition to wall signage, shall not exceed 20 percent of the exterior surface of each awning for the ground floor and 10 percent for the second floor level. Maximum letter height shall not exceed 10 inches.~~

~~(2) Awning signs are not permitted above the second floor.~~

~~(D) Prohibited signs are:~~

~~(1) Roof signs;~~

~~(2) Outdoor advertising signs (billboards).~~

~~(E) Sign Size.~~

~~(1) In Zones C-2 and C-3, the total sign area permitted shall correspond to building frontage. A business tenant is allowed one square foot of sign area for every linear foot of building frontage on a street having a right-of-way of at least 80 feet in width. On a street having a right-of-way of less than 80 feet in width, a business tenant is allowed 0.5 square foot of sign area for every linear foot of frontage. Width of signs shall be limited to a maximum fifty percent of the building frontage.~~

~~(2) Maximum height of letters shall be restricted to 18 inches.~~

~~(F) Sign design shall be subject to review and approval by the planning director to insure that:~~

~~(1) Sign colors shall coordinate with the building color scheme and storefront and be limited to any three colors.~~

~~(2) In multitenant buildings, signage colors used by individual shops shall be complementary with each other.~~

~~(3) Lettering styles shall be complementary to each storefront in a single building.~~

~~(4) In multitenant buildings, the height and placement of signs shall be similar for each business or storefront.~~

~~(5) Multicolored logos may be used if the logo represents 25 percent or less of the total sign area.~~

~~iii. Design Standards.~~

~~(A) Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standard.~~

~~(B) Materials, Colors and Equipment.~~

~~(1) Any building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades.~~

~~(2) Light earth-tones and muted pastel colors are required as the primary or base building color while contrasting, more colorful paints may be used as trim colors for cornices, graphics, and window and door frames.~~

~~(C) Awnings. Awnings shall be architecturally compatible with the related buildings, regarding color and style.~~

~~(D) Mechanical Equipment.~~

~~(1) Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.~~

~~(2) Storefront air-conditioning units shall be neutral in appearance and not project outward from the facade. The housing color must be compatible with the colors of the storefront.~~

~~(3) Mechanical equipment located on roofs shall be screened by parapet walls or architectural features so that the equipment will not be visible from normal public view at a maximum of 300 feet away.~~

~~(E) Security.~~

~~(1) Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted.~~

~~(2) All security bars or grilles shall be installed on the inside of the building.~~

~~(3) Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited.~~

~~(4) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building~~

when not in use (during business hours) or grilles which can be concealed in the architectural elements of the building.

d. Lake Avenue Area Zone-Specific Development Standards. Proposed improvements, renovations and changes pertaining to the following development standards shall comply with the provisions of the applicable development standard. The provisions of subsections E1diii through E1dviii apply in all commercial zones.

i. Zone C-2 (Neighborhood Business Zone).

(A) In addition to the uses enumerated in Section 22.28.160, a conditional use permit is required to establish, operate and maintain the following:

(1) Sales.

— Multiple-Tenant Commercial. When more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls;

(2) Services.

— Automobile service stations, including incidental repair, washing and rental of utility trailers,

— Electric distributing substations,

— Microwave stations.

ii. Zone C-3 (Unlimited Commercial Zone).

~~(A) In addition to the uses enumerated in Section 22.28.210, a conditional use permit is required to establish, operate and maintain the following:~~

~~(1) Sales.~~

~~— Mobilehome sales,~~

~~— Pawnshop,~~

~~— Trailer sales, box and utility;~~

~~(2) Services.~~

~~— Automobile battery services, provided all repair activities are conducted within an enclosed building only,~~

~~— Automobile brake-repair shops, provided all repair activities are conducted within an enclosed building only,~~

~~— Automobile muffler shops, provided all repair activities are conducted within an enclosed building only,~~

~~— Automobile radiator shops, provided all repair activities are conducted within an enclosed building only,~~

~~— Automobile repair garages within an enclosed building only, and excluding body and fender work, painting and upholstering,~~

~~— Automobile service stations,~~

~~— Bakery goods distributors,~~

~~— Carwashes, automatic, coin-operated and hand wash,~~

— Electric distribution substations, including microwave facilities,

— Microwave stations,

— Motion picture studios,

— Parcel delivery terminals,

— Radio and television broadcasting studios,

— Recording studios.

iii. Floor Area. The total gross floor area in all buildings on any one parcel of land shall not exceed 2.7 times the total net area of such parcel of land.

iv. Buffers. Whenever a parking lot or a commercial structure is developed adjacent to a residential zone or residential use, a five-foot landscaped buffer shall be provided and a 45-degree daylight plane shall be incorporated.

v. Parking Areas. With the exception of fully subterranean structures, all parking shall be provided in the rear of the commercial structure, and completely screened from view from Lake Avenue. Screening materials may include walls and/or landscaping.

vi. Landscape Plan. New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/ irrigation plan as part of the director's review process. Said plan

~~shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area.~~

~~vii. Trash Enclosure. The required trash bin shall be enclosed by a minimum five-foot to a maximum six-foot high decorative wall and must have solid doors.~~

~~viii. Pedestrian Character.~~

~~(A) To encourage the continuity of retail sales and services, at least 50 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.~~

~~(B) Clear or lightly tinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum 20 percent of the building facade.~~

~~(C) Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.~~

~~(D) Not more than 20 feet of the commercial frontage shall be devoted to parking access, and no customer drive-through facilities shall be permitted.~~

~~(E) A minimum of 50 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies,~~

~~offset planes, or other architectural details which provide dimensional relief. Long, unbroken building facades are to be avoided.~~

~~(F) Roof Design. New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.~~

~~(G) Paving Material. Pedestrian circulation areas and driveway entrances within the boundaries of the private property shall be developed with paving materials such as brick or paver tile.~~

~~(H) Wall Finish. In order to preserve and enhance a Mediterranean environment on Lake Avenue, building walls shall be constructed primarily of stucco, brick, or other materials as approved by the director.~~

~~(I) Architectural Elements. Buildings must incorporate at least five of the following architectural elements and desirable uses:~~

- ~~Arcading,~~
- ~~Arches,~~
- ~~Awnings,~~
- ~~Balconies,~~
- ~~Bay windows,~~
- ~~Colonnades,~~
- ~~Courtyards,~~
- ~~Decorative exterior stairs,~~
- ~~Decorative iron fences,~~
- ~~Decorative iron grilles,~~

— Outdoor dining,

— Plazas,

— Recessed upper floor loggias or pergolas,

— Tile or masonry fountains.

e. Historical Preservation. The design standards and zone-specific development standards listed above do not apply to the following structures which may be of historic or architectural significance. Any expansion, addition, alteration or demolition of these buildings must be reviewed by the county of Los Angeles historical landmarks and records commission and the Altadena Heritage prior to issuance of the planning director's review.

i. 1849-1879 Lake Avenue: Saint Elizabeth's Catholic Church. Map Book 5848, page 1, Parcels 8, 10, 11 and 15. Map 1 Altadena, all of Lot 30;

ii. 2184 Lake Avenue: Eliot School. Map 5845, page 9, Lots 1—14 of Lake Avenue Heights, and Lot 900, a portion of Grogan Tract;

iii. 2245 Lake Avenue: Pacific Electric Railway Substation No. 8. Map Book 5845, page 21, Parcel 35. Map 1 Altadena, portions of Lot 8 and Lot 9;

iv. 2366 Lake Avenue: Altadena Library. Map Book 5845, page 5, Parcel 32. Tract No. 7832, Lots 66, 67, 68 and 69;

~~v. 2455 Lake Avenue, 835—875 Mariposa Street and 2520 and 2526 El Molino Avenue: Woodbury Building. Map Book 5845, page 17, Parcels 10 and 14. Map 1 Altadena, portions of Lots 3 and 4.~~

~~f. Minor Variations. Under exceptional circumstances, the planning director may permit minor variations from the standards specified in subsections E1ciii(B) through E1ciii(D) and E1dviii(A) through E1dviii(I) of this section. Such variations are subject to the finding of the planning director that:~~

~~i. The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the community plan; and~~

~~ii. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the Altadena area; and~~

~~iii. Permitting a variation will not be materially detrimental to property or improvements in the area; and~~

~~iv. That no more than two unrelated property owners have expressed any opposition to the minor variation; and~~

~~v. Permitting a variation will be consistent with the goals of the community plan.~~

~~vi. The procedure for filing a minor variation will be the same as that for the planning director's review, except that the applicant shall also submit:~~

(A) A list, certified to be correct by affidavit or by a 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 parcel of land and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land to be occupied by the use;

(B) Two sets of mailing labels for the above stated owners within a distance of 500 feet of the parcel of land to be occupied by the use;

(C) A map drawn to a scale specified by the director indicating where all such ownerships are located;

(D) A filing fee equal to that required for site plan review for commercial/industrial projects over 20,000 square feet in size.

vii. Not less than twenty days prior to the date an action is taken, the director shall send notice to the owners of record within a distance of 500 feet of the subject property using the mailing labels supplied by the applicant. Any interested person dissatisfied with the action of the planning director may file an appeal from such action. Such appeal shall be filed with the hearing officer within 10 days following notification.

2. West Altadena Area.

a. Intent and Purpose. The West Altadena area is established to provide a means of assisting in the implementation of the redevelopment plan for the West Altadena Community Redevelopment Project as adopted by the board of supervisors on August 12, 1986. The redevelopment plan contains a redevelopment

~~plan map which delineates the permitted land uses in the area. The requirements of the West Altadena area-specific development standards are necessary to ensure that the goals and policies of the redevelopment plan are accomplished in a manner which protects the health, safety and welfare of the community, especially the surrounding residential neighborhood. This subsection is consistent with the Altadena Community Plan and is also adopted pursuant to Section 700 of the West Altadena Community Redevelopment Plan.~~

~~b. Description of Area. The West Altadena area is coterminous with the boundaries of the West Altadena Community Redevelopment Plan. The area extends as follows from the intersection of Woodbury Road and Lincoln Avenue:~~

~~Northerly on Lincoln Avenue 1,700 feet;~~

~~Southerly on Lincoln Avenue 400 feet;~~

~~Westerly on Woodbury Road 3,000 feet; and~~

~~Easterly on Woodbury Road 400 feet.~~

~~The map of the District follows this section. Except as otherwise specifically provided for in this subsection E2, the provisions of this Title 22 shall apply.~~

~~c. West Altadena Area-wide Development Standards.~~

~~i. Yards. For properties in Zones C-3 and C-M, as modified hereinafter:~~

~~(A) Front yards shall be established along all property lines abutting highways as shown on the County Highway Plan.~~

~~(B) Parcels abutting two highways shall have front yards along both highways.~~

~~(C) The front yard shall be at least 10 feet in depth. For properties in residential zones, yards shall be provided in accordance with this Title 22.~~

~~ii. Automobile parking shall be provided in accordance with Part 11 of Chapter 22.52.~~

~~iii. Signs.~~

~~(A) Except as modified in this section, all signs shall conform to Part 10 of Chapter 22.52, including the enforcement provisions.~~

~~(B) The sign regulations prescribed in this section shall not affect existing signs which were established according to this title.~~

~~(C) All signs in a state of disrepair shall be repaired so as to be consistent with the standards of this section, or removed within 30 days from receipt of notification that a state of disrepair exists.~~

~~(D) Wall Signs.~~

~~(1) Shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of 12 inches;~~

~~(2) May not extend above the roofline and may only extend sideways to the extent of the building face or the highest soffit line of the building;~~

~~(3) Each business in a building shall be permitted a maximum of one wall-mounted sign (or two signs if the business is on a corner).~~

~~(E) Window Signs.~~

~~(1) Shall be displayed only on the interior of windows or door windows;~~

~~(2) Maximum area shall not exceed 25 percent per glass area (total window or door area visible from the exterior of the building).~~

~~(F) Freestanding Signs (Not Attached to Building).~~

~~(1) Shall be permitted on any lot or parcel of land for each street frontage having a continuous distance of 100 feet or more. The sign shall be located on the same parcel of land as the business it is advertising;~~

~~(2) Shall not exceed 20 feet in height, except as may be expressly approved as a minor variation in Section 22.44.127 E2cv;~~

~~(3) Shall not exceed 80 square feet in area per sign face;~~

~~(4) Shall not be located in nor extend above any public right-of-way or public sidewalk area;~~

~~(5) Pole signs shall not be allowed;~~

~~(6) Monument signs, not mounted on poles, are allowed subject to the regulations set out in this paragraph (F).~~

~~(G) Awning Signs.~~

~~(1) Awning signs are those which are painted, sewn or stained onto the exterior surface of an awning or canopy.~~

~~(2) The maximum area of awning signs, which are allowed in addition to wall signage, shall not exceed 30 percent of the exterior surface of each awning for the ground floor and 20 percent for the second floor level.~~

~~(H) Building Tenant Information/Identification Signs.~~

~~(1) Multitenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance.~~

~~(2) Each tenant is allowed a maximum of two square feet of signage per directory, in addition to wall signage.~~

~~(3) New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each.~~

~~(4) All existing built-in signs (permanent, maintenance-free signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Marquees and canopies shall not be considered to be built-in signs.~~

~~(5) Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building in good repair are exempt from these sign provisions.~~

~~(I) Prohibited signs are as follows:~~

~~(1) Flashing, animated, or audible signs;~~

~~(2) Signs which rotate, move or simulate motion;~~

~~(3) Signs which extend from the building face more than 12 inches;~~

~~(4) Signs with exposed bracing, guy wires, conduits or similar devices;~~

~~(5) Roof signs (any sign erected and maintained upon or over the roof of any building);~~

~~(6) Outdoor advertising signs (billboards);~~

~~(7) Painted signs on the building surface;~~

~~(8) Banner signs of cloth or fabric;~~

~~(9) Portable signs;~~

~~(10) Pole signs;~~

~~(11) Any strings of pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons, and similar attention-getting devices, including noise-emitting devices, with the exception of the following:~~

~~(a) National, state, local governmental, institutional or corporate flags, properly displayed,~~

~~(b) Holiday decorations, in season, used for an aggregate period of 60 days in any one calendar year.~~

~~(J) Size.~~

~~(1) In Zones C-3 and C-M, total allowable signage area shall correspond to building frontage. A business tenant is allowed 2.0 square feet of signage area for every linear foot of frontage on a street having right-of-way of at least 80 feet in width.~~

~~(2) Maximum height of letters shall be restricted to 18 inches. Maximum height of letters on canvas awnings shall be limited to 10 inches. Greater letter sizes shall require the written approval of the executive director of the community development commission and the department of regional planning.~~

~~(K) Such design shall be subject to review and approval by the executive director of the community development commission and the department of regional planning.~~

~~(1) Signage colors shall compliment building colors and materials and be limited to three colors.~~

~~(2) In multitenant buildings, signage colors used by individual shops shall be complementary with each other.~~

~~(3) Lettering styles shall be complementary for each storefront in a single building.~~

(4) In multitenant buildings, the height and placement of signs shall be consistent for each business or storefront.

iv. Design Standards.

(A) All new improvements or improvements to existing structures made in one year which exceed 25 percent of the current market value or assessed valuation of the building or structure are subject to design review by the executive director of the community development commission and the department of regional planning.

(B) Uses, buildings and/or structures shall be designed so as to be in harmony with nearby properties with special attention being given to the protection of residential properties planned for residential uses. When structures for nonresidential uses are located adjacent to residentially zoned parcels, such structures shall be designed so as to minimize their impact on residentially zoned parcels with respect to location on the site, height, architecture, and general amenities. Nonresidential uses shall be subject to review by the director of planning.

(C) Materials, Colors and Equipment.

(1) Consideration shall be given to the adjacent structures so that the use of mixed materials is harmonious.

(2) Light earth tones and muted pastel colors are recommended as the primary or base building color while darker, more colorful paints should be used as trim colors for cornices, graphics, and window and door frames.

~~(3) Awnings.~~

~~(a) Shall be the same color and style for each opening on a single storefront or business;~~

~~(b) Shall be complementary in color and style for each storefront in a building;~~

~~(c) Shall be designed to coordinate with the architectural divisions of the building including individual windows and bays;~~

~~(d) Shall comply with building code and fire department requirements;~~

~~(e) In a state of disrepair shall be repaired or removed within 30 days from receipt of notification that a state of disrepair exists.~~

~~(4) Mechanical Equipment.~~

~~(a) Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.~~

~~(b) If air-conditioning units must be located in the storefront, an attempt shall be made to install a window unit which is neutral in appearance and does not project outward from the facade. The housing color shall be compatible with the colors of the storefront. If possible, the air-conditioning unit shall be screened or enclosed by using an awning or landscaping.~~

~~(c) Mechanical equipment located on roofs shall be screened by parapet walls or other material so that the equipment will not be visible from any point within 300 feet.~~

~~(5) Security.~~

~~(a) Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted.~~

~~(b) All security bars or grilles shall be installed on the inside of the building, except for roll-up shutters or grilles.~~

~~(c) Horizontally folding accordion grilles installed in front of a storefront are prohibited.~~

~~(d) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours) or roll-up shutters or grilles which can be concealed in the architectural elements of the building.~~

~~v. Minor Variations. Under exceptional circumstances, the department of regional planning may permit minor variation from the standards specified in this section. In order to permit such variations, the applicant must demonstrate through the director's review procedure that:~~

~~(A) The application of certain provisions of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the redevelopment plan; and~~

~~(B) There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties in the West Altadena area; and~~

~~(C) Permitting a variation will not be materially detrimental to property or improvements in the area; and~~

~~(D) Permitting a variation will not be contrary to the goals of the redevelopment plan.~~

~~vi. Director's Review.~~

~~(A) Director's review as described in Part 12 of Chapter 22.56 of this code is required to establish, operate or maintain any use, except that no director's review is required for a change in ownership or occupancy. Also exempt from director's review are construction, maintenance, and repairs conducted entirely within any 12-month period which does not exceed 25 percent of the current market value or assessed valuation of the building or structure.~~

~~(B) An application for director's review shall not be submitted to the department of regional planning until the proposed use has been submitted to and reported upon by the executive director of the community development commission as to conformity with the West Altadena Community Redevelopment Plan.~~

~~vii. Conditional Use Permits.~~

~~(A) Conditional use permits shall be required for those uses listed as subject to permit as specified in this title, as well as those uses listed in this section.~~

~~(B) In addition to the findings for approval of conditional use permits required by Section 22.56.090, the regional planning commission shall find that:~~

~~(1) The proposed use has been submitted to and reported upon by the community development commission as to conformity with the West Altadena Community Redevelopment Plan; and~~

~~(2) The proposed use is consistent with the West Altadena Community Redevelopment Plan.~~

~~viii. Nonconforming Uses, Buildings and Structures.~~

~~(A) Uses, buildings and structures which are not in conformance with the redevelopment plan may be continued subject to the conditions contained in Part 10 of Chapter 22.56.~~

~~(B) For nonconforming uses, buildings, or structures, an application may be filed with the department of regional planning requesting:~~

~~(1) Extension of the time within which a nonconforming use or building or structure nonconforming due to use, or due to standards where applicable, must be discontinued and removed from its site as specified in subsection B of Section 22.56.1540 or subsection A of Section 22.64.050; or~~

~~(2) Substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure~~

~~is vacant despite efforts to ensure continuation of a nonconforming use and is so constructed that it may not reasonably be converted to or used for a use permitted in the zone in which it is located.~~

~~(C) In addition to the findings for approval of a nonconforming use, building, or structure review required by Section 22.56.1550, the regional planning commission shall find that:~~

~~(1) The proposed use, building, or structure has been submitted to and reported upon by the community development commission as to conformity with the West Altadena Community Redevelopment Plan; and~~

~~(2) The proposed use, building, or structure will not constitute a substantial conflict with implementation of the West Altadena Community Redevelopment Plan.~~

~~d. West Altadena Area Zone-Specific Development Standards.~~

~~i. Modified Zone C-3 (Unlimited Commercial).~~

~~(A) Permitted Uses. All uses described in Zone C-3 are allowed, except that the following uses require a conditional use permit:~~

~~(1) Sales.~~

~~— Auction houses,~~

~~— Automobile sales, new or used,~~

~~— Boat and other marine sales,~~

~~— Ice sales,~~

~~— Mobile home sales,~~

~~— Model home display centers and sales offices,~~

~~— Recreational vehicle sales,~~

~~— Secondhand stores,~~

~~— Stamp redemption centers,~~

~~— Trailer sales, box and utility.~~

~~(2) Services~~

~~— Air pollution sampling stations,~~

~~— Auto battery service,~~

~~— Auto brake repair shops,~~

~~— Auto muffler shops,~~

~~— Auto radiator shops,~~

~~— Boat rentals,~~

~~— Comfort stations,~~

~~— Dog training schools,~~

~~— Furniture transfer and storage,~~

~~— Gas metering and control stations, public utility,~~

~~— Homes for children, foster family,~~

~~— Laboratories, research and testing,~~

~~— Lodge halls,~~

~~— Microwave stations,~~

~~— Mortuaries,~~

~~— Motion picture studios,~~

~~— Motorcycle, motorscooter and trail bike rentals,~~

~~— Recreational vehicle rentals,~~

~~— Revival meetings, tent, temporary,~~

~~— Signs, outdoor advertising,~~

~~— Taxidermists,~~

~~— Trailer rentals, box and utility,~~

~~— Truck rentals, excluding trucks exceeding two tons capacity,~~

~~— Wedding chapels;~~

~~(3) Recreation and Amusements.~~

~~— Amusement rides and devices,~~

~~— Athletic fields,~~

~~— Carnivals,~~

~~— Golf courses,~~

~~— Commercial recreation clubs,~~

~~— Swimming pools;~~

~~(4) Agricultural Uses.~~

~~— Crops: field, tree, bush, berry, row;~~

~~(5) Accessory Uses.~~

~~— Storage of building materials, except during on-site construction,~~

~~— Auto body and fender repair, painting and upholstering,~~

~~— Manufacturing.~~

~~(B) Development Standards. Premises in Modified Zone C-3 shall be subject to the following development standards:~~

~~(1) That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, and suitable hardscape materials, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area;~~

~~(2) Every building in Modified Zone C-3 shall have a height of not to exceed two stories or 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or 45 feet in height, in order to provide design flexibility for an architectural accent. Any structures on the roof, such as air-conditioning units, antennas, and other equipment shall be fully screened from view from any nearby residential properties, where deemed appropriate and consistent with prudent engineering practices;~~

~~(3) The total floor area in all the buildings on any one parcel of land shall not exceed 1.8 times the total lot area of such parcel of land;~~

(4) That there be parking facilities as required by Part 11 of Chapter 22.52;

(5) Outside Display. Except for the following uses, all display in Modified Zone C-3 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:

— Parking lots,

— Business signs on the premises;

(6) Outside Storage. Outside storage is permitted only on the rear of a lot or parcel of land in Modified Zone C-3, provided such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot or parcel of land, and further provided that no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the director of planning may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately comply with the provisions of this section. All such requests for substitution shall be subject to the provisions of Part 12 of Chapter 22.56, on director's review.

ii. Modified Zone C-M (Commercial Manufacturing).

(A) Permitted Uses. All uses described in Zone C-M are allowed, except that the following uses require a conditional use permit:

(1) Sales.

~~— Automobile sales, sale of new and used motor vehicles,~~

~~— Boat and other marine sales,~~

~~— Mobilehome sales,~~

~~— Recreational vehicle sales,~~

~~— Trailer sales, box and utility;~~

~~(2) Services.~~

~~— Car washes, automatic, coin-operated and hand wash,~~

~~— Revival meetings, tent, temporary,~~

~~— Signs, outdoor advertising,~~

~~— Tire retreading or recapping;~~

~~(3) Agricultural Uses.~~

~~— Crops: field, tree, bush, berry, row;~~

~~(4) Accessory Uses.~~

~~— Storage of building materials, except during on-site construction.~~

~~(B) Development Standards. Premises in Modified Zone C-M shall be subject to the following development standards:~~

~~(1) Every building in Modified Zone C-M shall have a height of not to exceed two stories or 35 feet, except that a portion of the building, not to exceed 20 percent of the building footprint, may be up to three stories or~~

~~45 feet in height, in order to provide design flexibility for an architectural accent. Any structures on the roof, such as air-conditioning units, antennas, and other equipment shall be fully screened from view from any nearby residential properties, where deemed appropriate and consistent with prudent engineering practices.~~

~~(2) The total floor area in all the buildings on any one parcel of land shall not exceed one times the total lot area of such parcel of land. Area covered by buildings shall not exceed 60 percent of the total lot area.~~

~~(3) Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.~~

~~(4) Signs shall comply with the requirements of Part 10 of Chapter 22.52.~~

~~(5) Vehicle storage shall be provided as required by Part 11 of Chapter 22.52~~.

~~e. Area-Specific Standards.~~

~~i. Area 1 (Modified Zone C-3).~~

~~(A) Area Description. Area 1 is bounded generally on the north by Figueroa Drive, on the east by the redevelopment project area boundary, on the south by Woodbury Road, and on the west by the redevelopment project area boundary.~~

~~(B) Development Standards.~~

(1) A 10-foot front yard shall be provided along Lincoln Avenue, Woodbury Road, Figueroa Drive, and all other public streets in Area 1.

(2) The required yards will be landscaped and neatly maintained. Landscape and irrigation plans must be submitted to the executive director of the community development commission and the planning director of the department of regional planning for review and approval.

(3) Buildings located in Area 1 within 50 feet of the redevelopment project area boundaries shall be designed to be compatible with the residential uses which adjoin the boundaries. All permitted residential buildings shall be designed in character with the surrounding residential uses. Architectural renderings shall be submitted and approved by the executive director of the community development commission and the planning director of the department of regional planning.

ii. Area 2 (Modified Zone C-M).

(A) Area Description. Area 2 is bounded generally on the north by the redevelopment project area boundary, on the east by Lincoln Avenue and Area 1, on the south by the redevelopment project area boundary, and on the west by the redevelopment project area boundary west of Windsor Avenue.

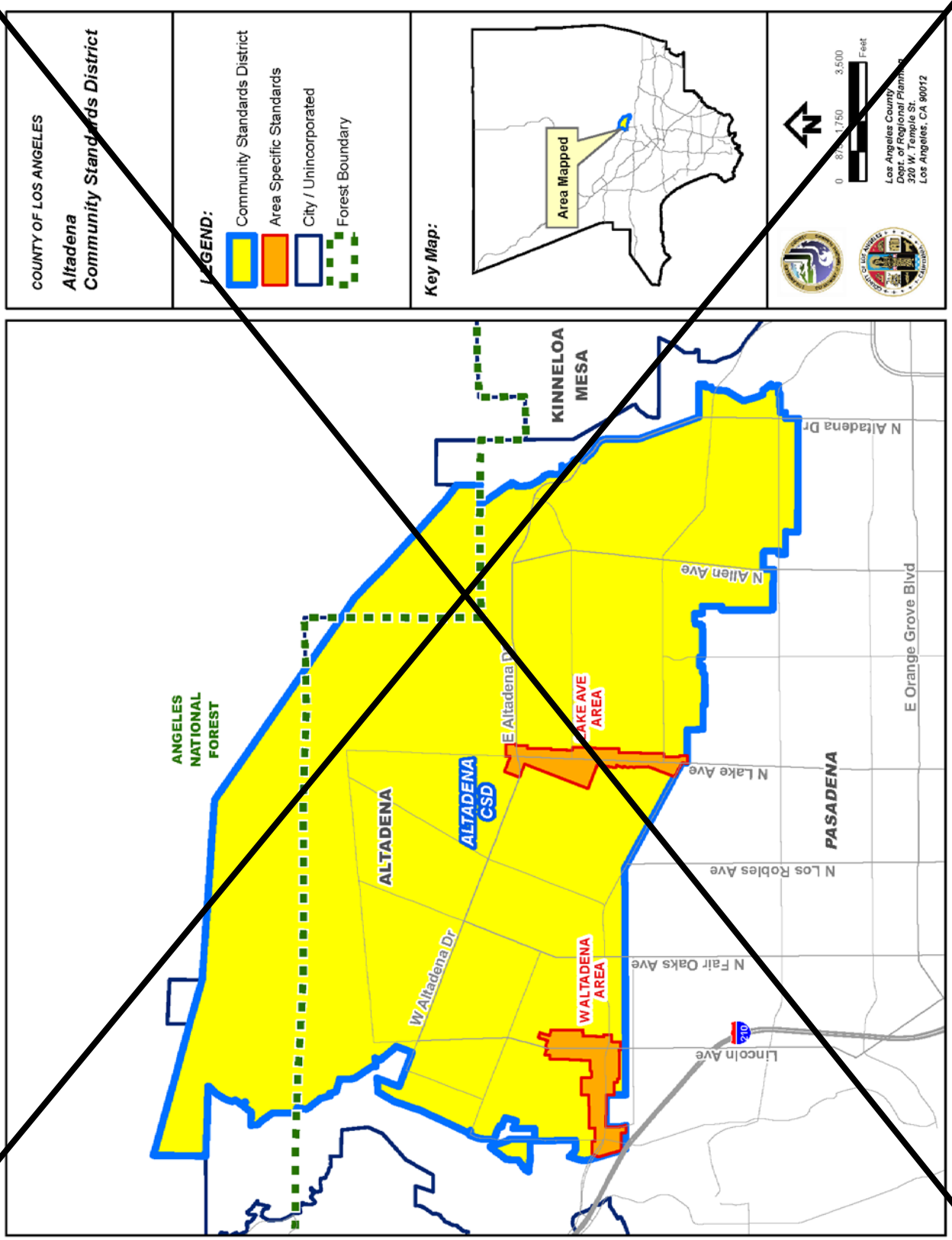
(B) Development Standards.

(1) A 10-foot continuously landscaped front yard shall be provided along Woodbury Road, Windsor Avenue, and on all other public

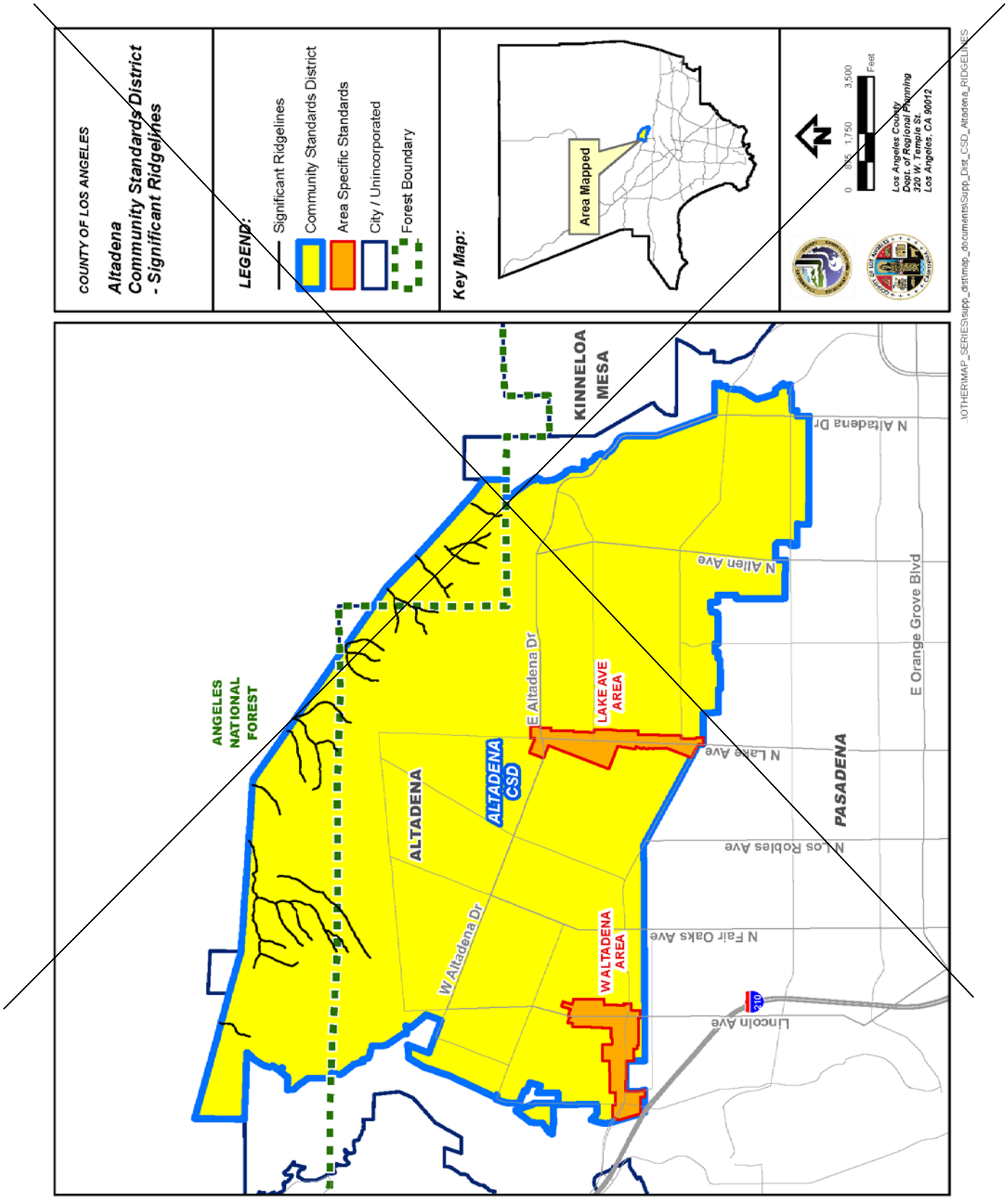
~~streets in Area 2, and will be landscaped and neatly maintained. Landscape and irrigation plans shall be submitted to the executive director of the community development commission and the planning director of the department of regional planning for review and approval.~~

~~(2) Buildings located in Area 2 within 100 feet of the redevelopment project area boundaries, shall be designed to be compatible with the residential uses which adjoin said boundaries. All permitted residential buildings shall be designed in character with surrounding residential uses. Architectural renderings shall be submitted to and approved by the executive director of the community development commission and the planning director of the department of regional planning.~~

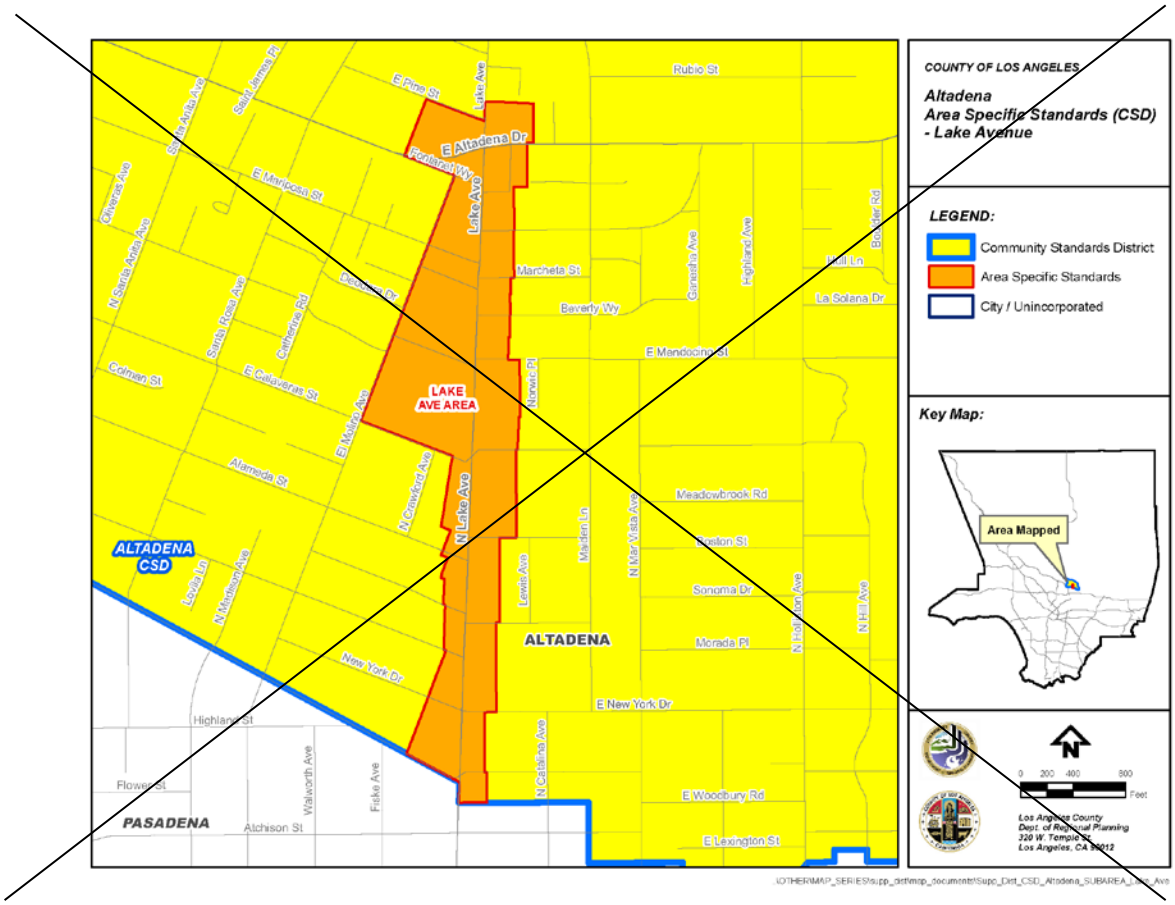
~~FIGURE 22.44.127-A: ALTADENA CSD BOUNDARY~~



~~FIGURE 22.44.127-B: SIGNIFICANT RIDGELINES~~



~~FIGURE 22.44.127-C: LAKE AVENUE AREA~~



ALTADENA COMMUNITY STANDARDS DISTRICT

CRITERIA FOR SIGNIFICANT RIDGELINES

The designation of the significant ridgelines within the Altadena Community Standards District is based on the following criteria:

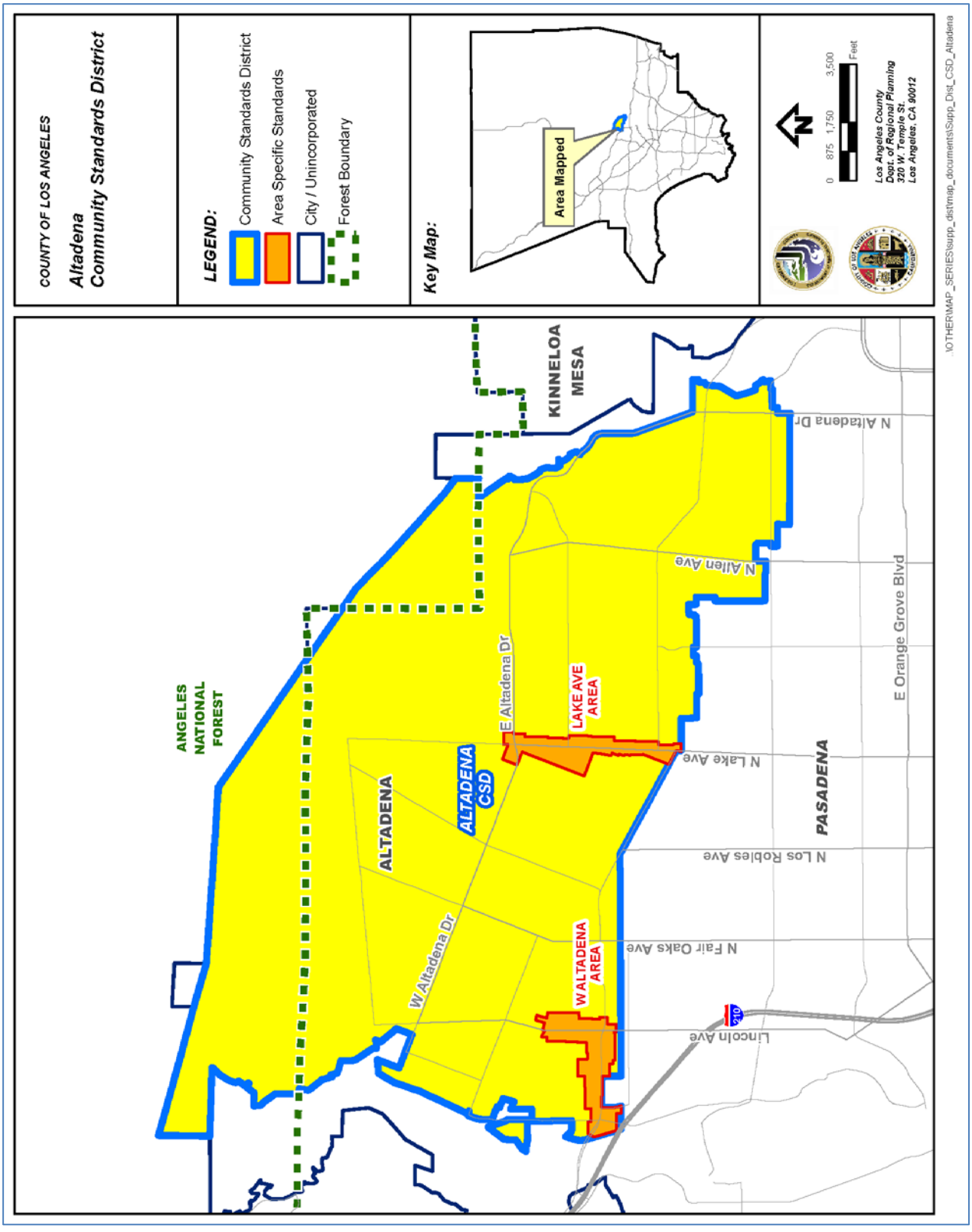
- Topographic complexity. Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges are observable from any location on the valley floor, from a community, or from a public road. Geologic conditions in Altadena make this a common condition.

- Near/far contrast. Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley rim or a pass. Often, layers of ridges are visible into the distance, such as on or adjacent to Chaney Trail. This contrast can be experienced viewing an entire panorama or a portion of a panorama from an elevated point.

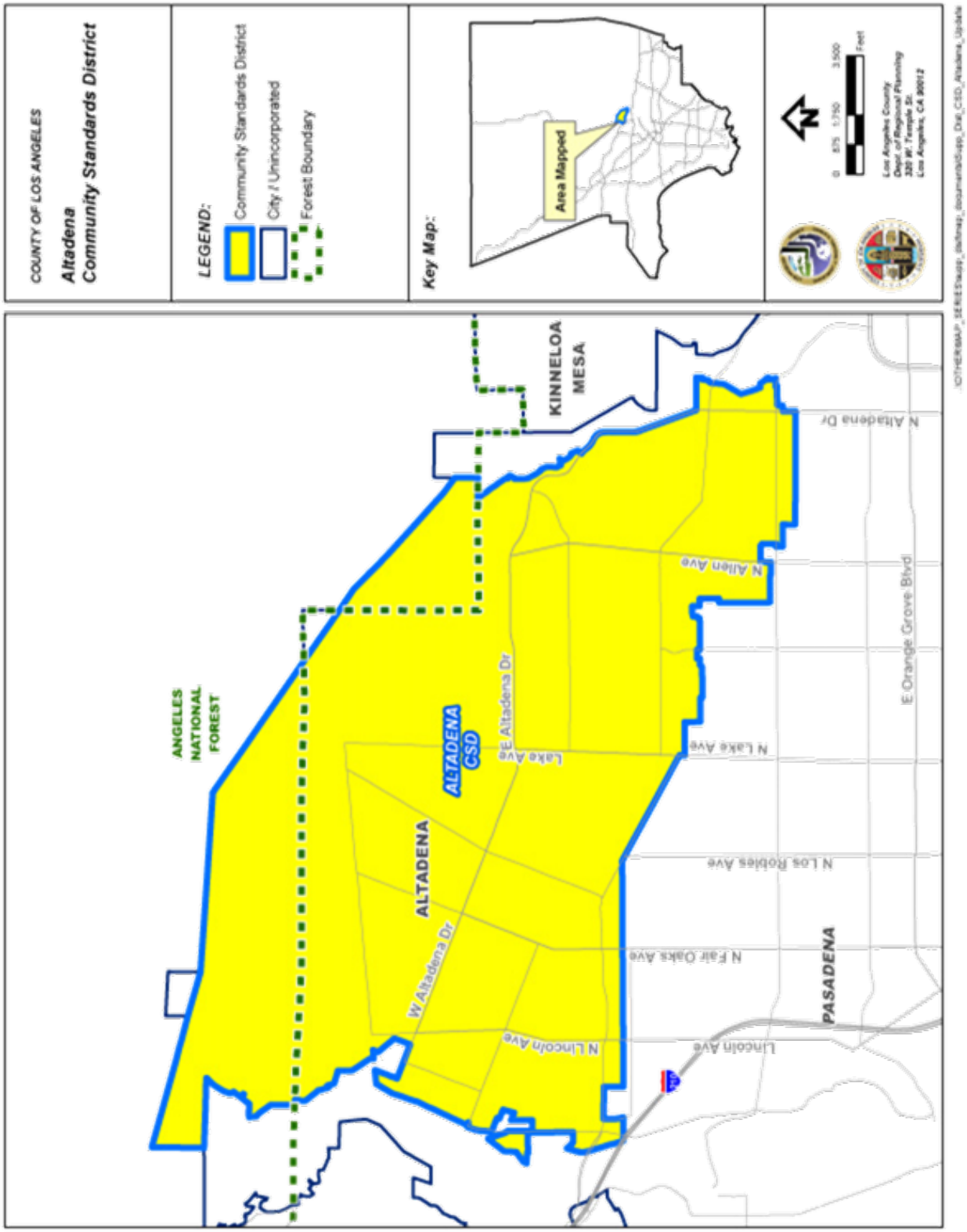
- Cultural landmarks. Ridges from views of well-known locations, structures, or other places which are considered points of interest in Altadena. These landmarks include the Owen Brown cabin and gravesite, Zorthian Ranch, Echo Mountain, Rubio and Millard Canyons, and the Nightingale Estate.

- Existing community boundaries and gateways. Ridges and surrounding terrain that provides the first view of predominantly natural, undeveloped land as a traveler emerges from the urban landscape. These lands introduce visitors to the visual experiences they will encounter in Altadena. Community boundaries and gateways include the Foothill Freeway (Interstate 210) and all of the surrounding ridges that provide a skyline and boundary to the entire San Gabriel Valley and a vast, integrated, visually coherent view space delineating the end of the Los Angeles urban area.

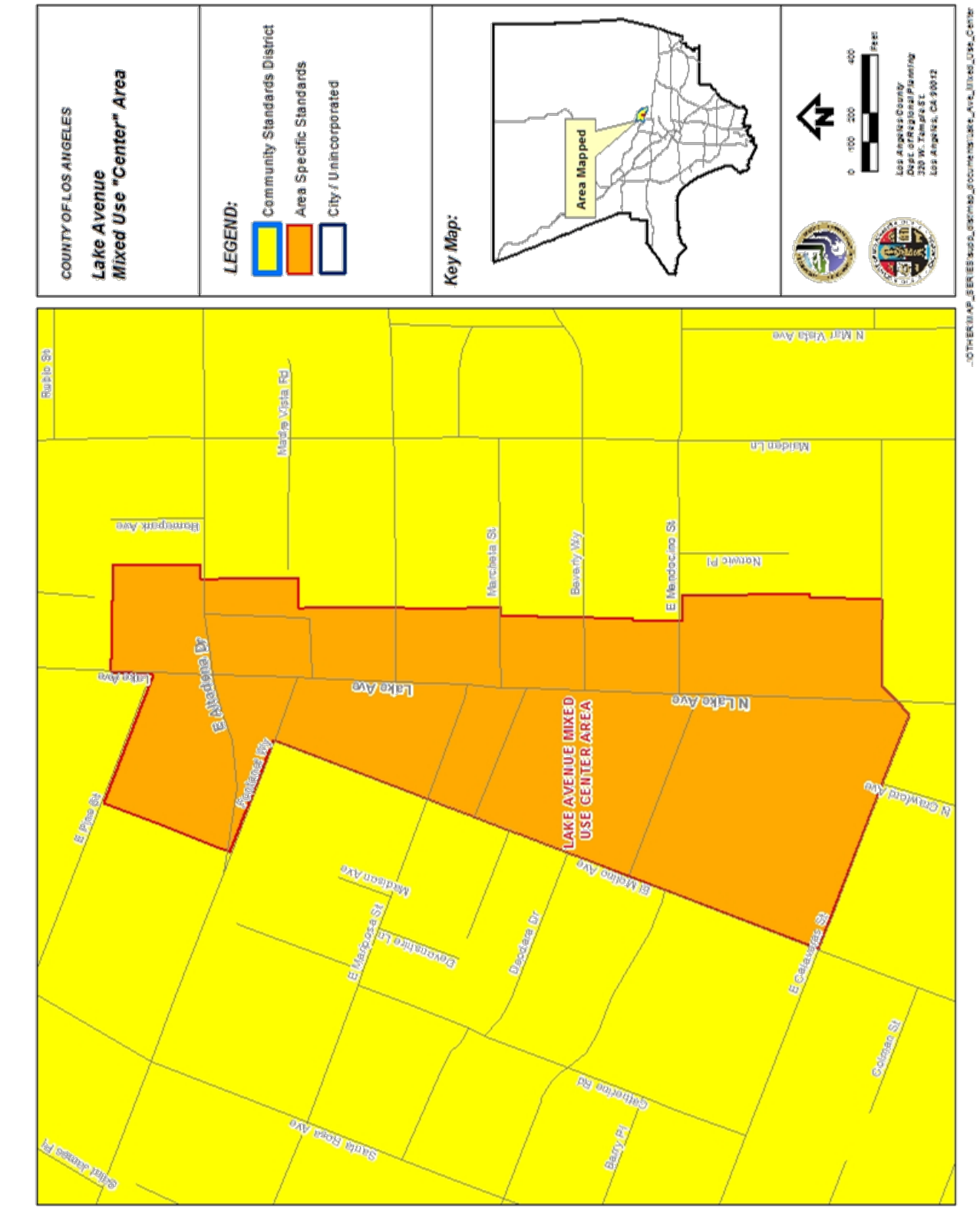
MAP 22.44.127-A: ALTADENA CSD BOUNDARY



MAP 22.44.127-B: SIGNIFICANT RIDGELINES



MAP 22.44.127-C: LAKE AVENUE MIXED-USE 'CENTER' AREA



SECTION 3. Section 22.56.085 is hereby amended to read as follows:

22.56.085 ~~Grant of~~ Minor Conditional Use Permit.

A. ~~Applicabilty.~~ An application for a minor ~~c~~Conditional ~~u~~Use ~~p~~Permit may be filed for the following uses:

~~—~~ Altadena Community Standards District, development in a hillside management area as provided in Section 22.44.127.~~C~~F.2.~~b~~.

. . .

B. ~~Purpose.~~ The purpose of this Section is to authorize the consideration of minor ~~c~~Conditional ~~u~~Use ~~p~~Permit applications that by their nature are limited in scope and impacts.

C. ~~Findings.~~ The Hearing Officer, or the Commission pursuant to Part 4 of Chapter 22.60, ~~shall approve the~~may grant such permit if he or she finds ~~where the information submitted by the applicant and/or presented at public hearing substantiates the following findings:~~

~~1. T~~that the use requested, subject to such conditions deemed necessary, will comply with the findings required by Section 22.56.090 and with any applicable requirements of Chapter 22.52; and if he or she further finds

~~2. T~~that the impacts of the use requested on safety, facilities and services, and natural resources are minor in nature.

D. ~~Appeal.~~ The decision of the Hearing Officer may be appealed to the Commission. All appeals shall be filed within the time period set forth in, and shall be subject to all of the other provisions of Part 5 of Chapter 22.60 except that the decision of the Commission shall be final and effective on the date of the decision and shall not

be subject to further administrative appeal, except as otherwise ~~provided under~~authorized by Section 21151 of the Public Resources Code~~ section 21151~~. ~~This subsection shall not apply when~~If the permit was considered by the Commission concurrently with ~~a decision on~~ a general plan or specific plan amendment, zone change, development agreement or other legislative action, the provisions of Part 5 of Chapter 22.60 shall apply.

[2220100SCCC]