



Altadena Chamber of Commerce

and Civic Association

2246 North Lake Ave. • Republic Federal Savings Building

For Mail P.O. Box 336

Altadena, California 91001

(818) 794-3988

November 8, 1991

TO: Committee Members and
Land Use Committee Chairperson, Altadena Town Council

RE: Lake Avenue Development Standards District

AND: Committee Meeting Notice: Friday, Nov. 15, 8:00 A.M.
Altadena Senior Center

AND: Community Meeting Notice: Tuesday, Dec. 10, 7:00 P.M.
Altadena Library

It is with great pleasure to be able to tell you the Lake Avenue Development Standards District ordinance is ready to be presented to the property owners within the district and the general public.

County Regional Planning has had the LADSD on their desks for the past 21 or so months. After my many phone calls they have completed circulation of our ordinance throughout the department for comments and changes that put the ordinance into a form that is managable to county staff and meets the desires that the committee put forth.

On November 15, I would like our committee to review this draft to see if it meets your approval. It is not to late to make changes.

The County Planning Department will be mailing notices to all property owners within the district informing them of the December 10th meeting, for the purpose of discussing the ordinance and getting public input.

Sincerely,

William Webster
Chairperson,
Lake Avenue Development Standards District



LAKE AVENUE AREA SPECIFIC DEVELOPMENT STANDARDS

ORDINANCE NO. _____

Effective Date _____

DRAFT

B. Area Specific Development Standards

1. Intent and Purpose. The Lake Avenue Area Specific Development Standards is established to provide a means of implementing the Altadena Community Plan adopted by the Board of Supervisors on July 10, 1986. The Community Plan's Land Use Map and policies encourage the development of a "village-like" center along Lake Avenue. The requirements of the Lake Avenue Area Specific Development 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.
2. Description of District. The Lake Avenue area is defined on the attached map (Exhibit "A").
3. Height Limit.
 - (a) The maximum height permitted in the District is 35 feet.
4. Signs. The sign regulations prescribed herein shall not affect existing signs which were established legally according to this Title. Proposed changes to existing signs, including size, shape, colors, lettering and location shall conform to the following provisions, specified herein.
 - (a) Wall signs.
 - (i) Shall be mounted flush and affixed securely to a building wall and may only extend from the wall a maximum of nine inches.
 - (ii) 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.
 - (b) Freestanding signs.
 - (i) 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.
 - (ii) Said signs shall not exceed five feet in height or 40 square feet in area per sign face.
 - (iii) Shall not be located in nor extend above any public right-of-way or public sidewalk area.

(c) Awning signs.

(i) 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.

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

(d) Prohibited signs are as follows:

(i) Roof signs.

(ii) Outdoor advertising signs (billboards).

(e) Size.

(i) In Zones C-2 and C-3 total allowable signage area shall correspond to building frontage. A business tenant is allowed 2 square feet of signage 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 1.0 square foot of signage area for every linear foot of frontage.

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

(f) Sign design shall be subject to review and approval by the DRP to insure that:

(i) Signage colors shall coordinate with the building color scheme and storefront and be limited to any three colors.

(ii) In multi-tenant buildings, signage colors used by individual shops shall be complementary with each other.

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

(iv) In multi-tenant buildings, the height and placement of signs shall be similar for each business or storefront.

5. Design Standards.

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

(b) Materials, colors and equipment.

- (i) 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.
 - (ii) Light earth tones and muted pastel colors are required as the primary or base building color while darker, more colorful paints shall be used as trim colors for cornices, graphics, and window and door frames.
- (c) Awnings.
- (i) Shall be the same color and style for each opening on a single storefront or business.
 - (ii) Shall be designed to coordinate with the architectural divisions of the building including individual windows and bays.
- (d) Mechanical equipment.
- (i) Individual air conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.
 - (ii) 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. Air conditioning units shall be screened.
 - (iii) 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 300 feet away.
- (e) Security.
- (i) Chain link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted.
 - (ii) All security bars or grilles shall be installed on the inside of the building.
 - (iii) Horizontally-folding accordion grilles installed in front of a storefront are prohibited.
 - (iv) 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.

6. Zone Specific Development Standards. Proposed improvements, renovations and changes pertaining to the following development standards shall comply with the provisions of the applicable standard.

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

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

a) 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.

b) Services.

- Automobile service stations, including incidental repair, washing and rental of utility trailers.
- Electric distributing substations.
- Microwave stations.

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

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

a) Sales.

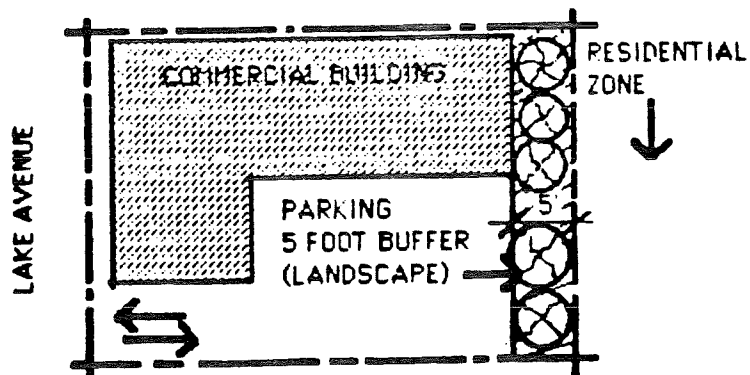
- Mobilehome sales.
- Pawnshop
- Trailer sales, box and utility.

b) Services.

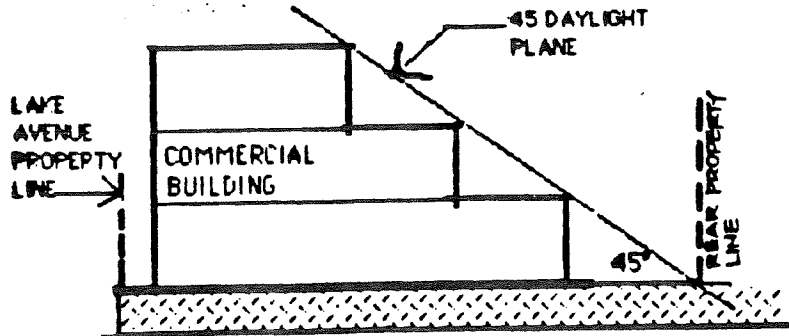
- Automobile battery service, provided all repair activities are conducted within an enclosed building only.
- Automobile brake repair shops, provided all repair activities are conducted within an enclosed building only.
- Automobile muffler shops, provided all repair activities are conducted within 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 upholstery.
 - Automobile service stations.
 - Bakery goods distributors.
 - Car washes, automatic, coin operated and hand wash.
 - Electric distribution substations including microwave facilities.
 - Gas metering and control stations, public utility.
 - Microwave stations.
 - Motion picture studios.
 - Parcel delivery terminals.
 - Radio and television broadcasting studios.
 - Recording studios.
- (c) 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.
- (d) 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 as shown below.

SITE PLAN

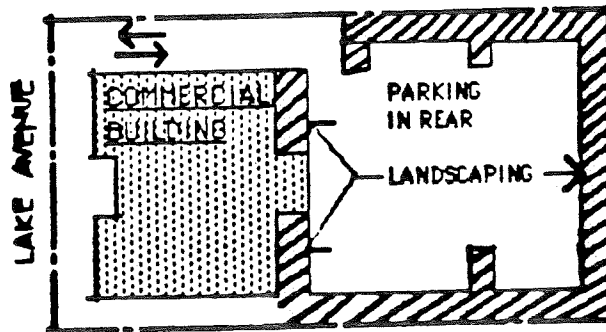


SIDE ELEVATION



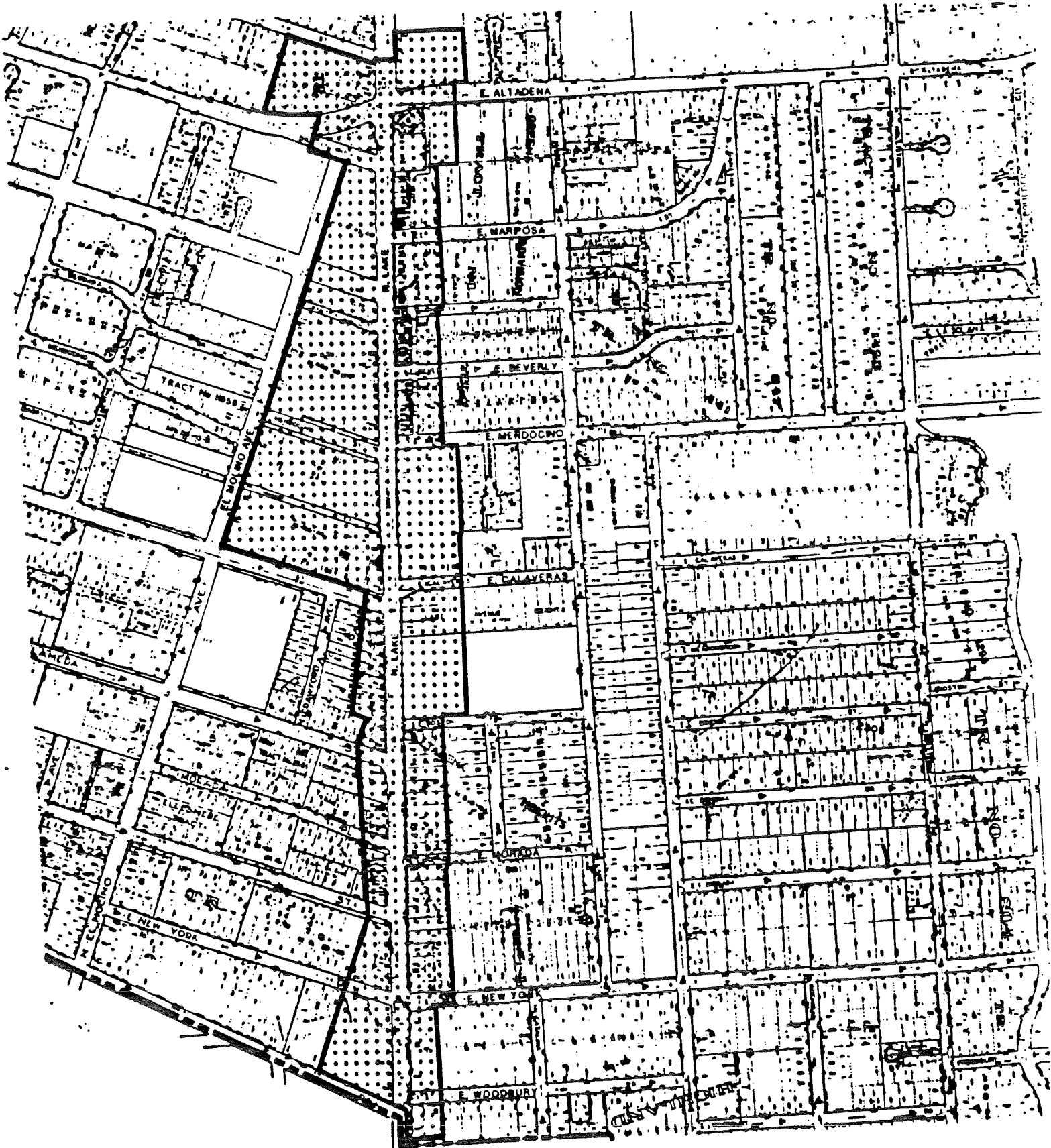
- (e) Parking areas. With the exception of fully subterranean structures, all parking shall be provided in the rear of the commercial structure, and completely screened from view from Lake Avenue. Screening materials may include walls and/or landscaping.

SITE PLAN



- (f) 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 four required parking spaces provided.
- (g) 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.
- (h) Pedestrian character.
- (i) 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.

EXHIBIT "A"



LAKE AVENUE BUSINESS DISTRICT

- (ii) Clear, untinted 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.
 - (iii) Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.
 - (iv) Not more than 20 feet of the commercial frontage shall be devoted to parking access and no customer drive-through facilities shall be permitted.
 - (v) 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.
- (i) Roof design. New buildings or additions having 100 feet or more of frontage shall incorporate varying roof designs and types.
 - (j) Paving material. Pedestrian circulation areas and driveway entrances shall be developed with paving materials such as brick or tile.
 - (k) Wall finish. In order to preserve and enhance a Mediterranean environment on Lake Avenue, building walls shall be constructed of stucco or brick as primary materials.
 - (l) 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 fence.

- Decorative iron grilles.
- Outdoor dining.
- Plazas.
- Recessed upper floor loggias or pergolas.
- Tile or masonry fountains.

7. Historical preservation. The design standards and zone specific development standards listed above do not apply to the following structures which have been found to 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 a director's review.

- (a) 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.
- (b) 2184 Lake Avenue: **Elliot School**. Map 5845, page 9, lots 1-14 of Lake Avenue Heights and lot 900 a portion of Grogan Tract.
- (c) 2245 Lake Avenue: **Pacific Electric Substation**. Map book 5845, page 21, parcel 35. Map 1 Altadena, portions of lot 8 and lot 9.
- (d) 2366 Lake Avenue: **Altadena Library**. Map book 5845, page 5, parcel 32. Tract #7832 lots 66, 67, 68 and 69.
- (e) 2416 Lake Avenue: **Cobb Garage**. Map book 5845, page 4, parcel 1. Tract #7832 lots 32 and 33.
- (f) 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 lot 3 and 4.

8. Minor variances. Under exceptional circumstances, the DRP may permit minor variances from the standards specified in Sections 5(b), 5(c), (5d), 6(h), 6(i), 6(j), 6(k), and 6(l), of this Section. Such variances are subject to the Director finding that:

- (a) 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
- (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 Altadena area; and

- (c) Permitting a variance will not be materially detrimental to property or improvements in the area; and,
- (d) That no more than two unrelated property owners have expressed any opposition to the minor variance; and
- (e) Permitting a variance will be consistent with the goals of the Community Plan.

The procedure for filing a minor variance will be the same as that for a Director's Review except that the applicant shall also submit:

- A list, certified to be correct by affidavit or by a statement under penalty of perjury pursuant to Section 2015.5 of the code of Civil Procedure, 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.
- Two sets of mailing labels for the above stated owners within a distance of 500' of the parcel of land to be occupied by the use.
- A map drawn to a scale specified by the Director indicating where all such ownerships are located.
- A filing fee equal to that required for plot plan review for commercial/industrial projects over 20,000 square feet in size.

Not less than 20 days prior to the date an action is taken the Director shall send notice to the owners of record within a distance of 500' of the subject property using the mailing labels supplied by the applicant.

10/15/91