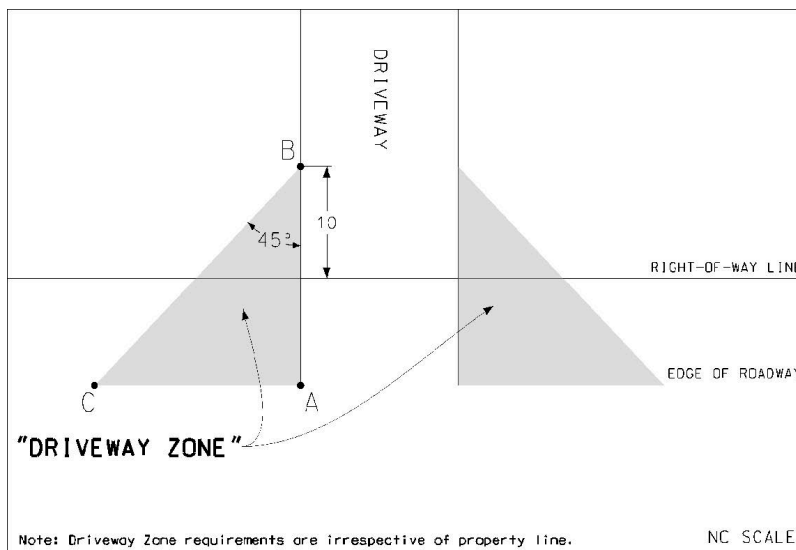


22.44.127 - Altadena Community Standards District.

- 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.
- C. District Map. The boundaries of this CSD are 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)
- F. Community-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 and deemed complete prior to the effective date of the ordinance establishing this subsection, provided that plans submitted with the application depict all proposed grading and structures;
      - ii. Changes to applications approved by the Department prior to the effective date of the ordinance 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 establishing this subsection.
    - b. Permits Required.
      - i. Minor Conditional Use Permit. A Minor Conditional Use 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 Conditional Use Permit, pursuant to Section 22.56.217 (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; or
        - (C) Development designed so that all areas with a natural slope of 25 percent or greater remain in a natural state.
      - ii. Conditional Use Permit. A Conditional Use Permit, as provided in Part 1 of Chapter 22.56, shall be required for any grading on a lot 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 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	<ul style="list-style-type: none"> <li>Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures.               <ul style="list-style-type: none"> <li>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.</li> </ul> </li> </ul>
Views and Screening	<ul style="list-style-type: none"> <li>Structures, retention walls, and graded areas are screened by landscaping and vegetation.</li> <li>Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope.</li> </ul>
Surfaces and Reflectance	<ul style="list-style-type: none"> <li>Structures incorporate articulated surface faces instead of flat blank walls.</li> <li>Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less.</li> </ul>
Landscaping	<ul style="list-style-type: none"> <li>Where new tree planting occurs, new trees blend with surrounding vegetation.</li> </ul>
Trails	<ul style="list-style-type: none"> <li>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.</li> </ul>

- d. Additional Findings for Conditional Use Permits. 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.

The Hearing-Officer 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.

3. Significant Ridgeline Protection.

- 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
- 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.

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).

G. Zone-specific Development Standards.

1. Zone R-1.

a. Yard Requirements.

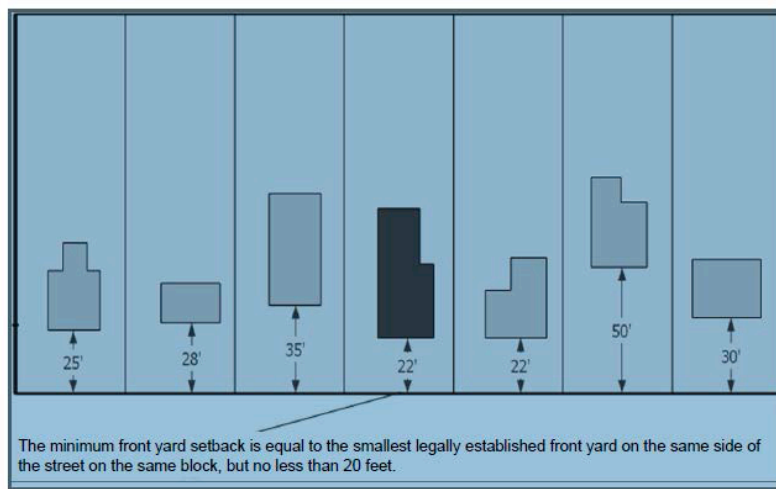
- i. Except as established in Part 5 of Chapter 22.44 (Setback Districts), the provisions of this CSD shall supersede the provisions of Section 22.20.120 as follows; as depicted in Table 22.44.127-B, where not expressly superseded, Section 22.20.120 controls:

TABLE 22.44.127-B: YARD REQUIREMENTS				
Lot Size (net square feet)	Minimum Yard Dimensions (linear feet): Front	Minimum Yard Dimensions (linear feet): Rear	Minimum Yard Dimensions (linear feet): Side Interior and Corner	Minimum Yard Dimensions (linear feet): Side Reverse Corner
≥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)

<20,000	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)
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- ii. The front yard shall not be less than the smallest front yard of a legally established residence 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;

**Figure 22.44.127-B: Example of Minimum Front Yard Setbacks**



- iii. 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.
- 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
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- 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.
- 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:  

$$\text{GSA or Lot Coverage} = (.25 \times \text{net lot area}) + 1,000 \text{ square feet}$$
  - iii. The maximum GSA or maximum lot coverage shall not exceed 9,000 square feet.
- e. Parking.
- i. 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-F: 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 three or more parking spaces are required, per Table 22.44.127-F, above, such spaces may be uncovered and developed in tandem.
- f. The provisions of this CSD do not supersede Part 10 of Chapter 22.56, (Nonconforming Uses, Buildings and Structures), except that:
 

Section 22.56.1510.G. (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: 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.
- 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 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.
  - 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.

### 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 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 lot.
- c. Rear Yards. Rear yards that adjoin a single-family or two-family residentially-zoned 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;
- 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 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 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 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 G.3.b through G.3.e above, all requirements related to a structure and/or property adjoining a single-family or two-family residentially-zoned lot shall apply to such structure and/or property regardless of whether or not the single-family or two-family residentially-zoned lot is located within incorporated or unincorporated territory.

### 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 includes 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 <sup>2</sup>	Existing Buildings <sup>3</sup>		
		Change of Use	Additions <sup>6</sup>	Outdoor Dining

<2,500 <sup>1</sup>	None	None	None	None
2,500 - < 5,000 <sup>1</sup>	30 percent reduction of that required under Part 11 of Chapter 22.52	No additional parking required <sup>4</sup>	No additional parking required <sup>4</sup>	30 percent reduction of that required for outdoor dining <sup>5</sup>
≥ 5,000	That required under Part 11 of Chapter 22.52	No additional parking required <sup>4</sup>	That required for increased gross floor area, including landscaping, bicycle parking and loading spaces	30 percent reduction of that required for outdoor dining <sup>5</sup>

<sup>1</sup> Legal nonconforming lots  
<sup>2</sup> Constructed on or after September 22, 1970  
<sup>3</sup> Constructed prior to September 22, 1970  
<sup>4</sup> Beyond parking currently existing on site  
<sup>5</sup> One space per three persons, based on occupancy load of outdoor dining area  
<sup>6</sup> 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 facades;
    - (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 facade. 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 facade 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 facade; 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 Facade. 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 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 facade.
  - (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 upholstery;
- 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 upholstery;
    - 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.

H. Area-Specific Development Standards.

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

- a. Purpose. The Lake Avenue Mixed Use 'Center' 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' Area are shown on Map 22.44.127-C: Lake Avenue Mixed-Use 'Center' Area at the end of this Section.
- c. Area-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 facade 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 facade 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;

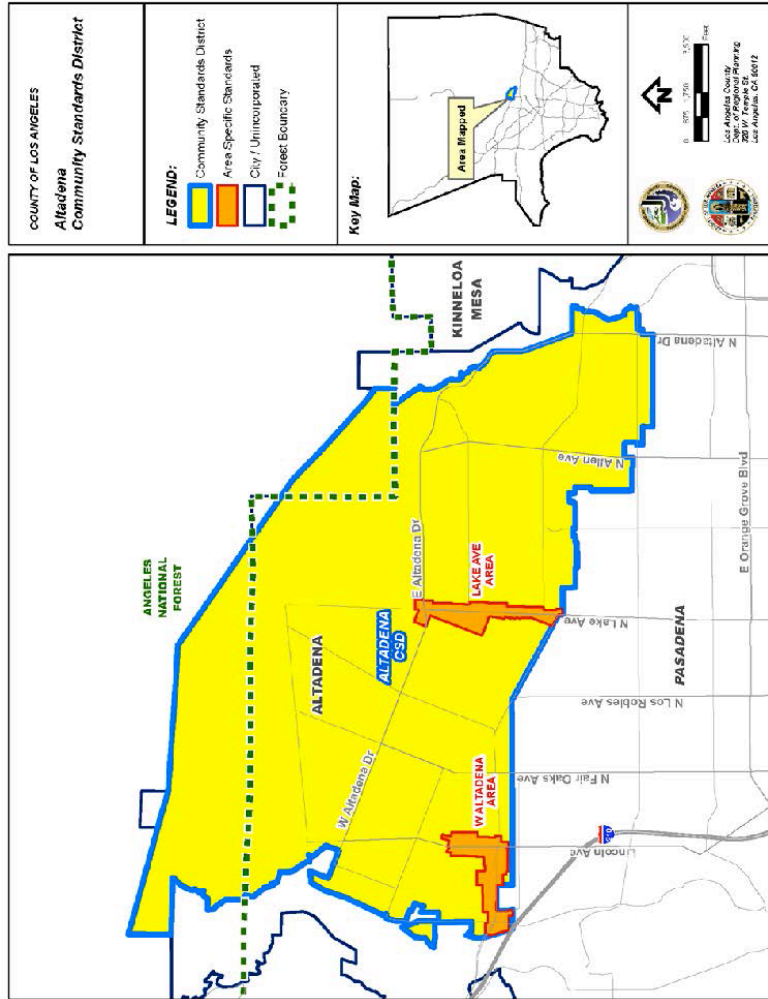
- (B) There are exceptional circumstances or conditions applicable to the subject property, or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD; and
  - (C) That the requested modification will not be materially detrimental 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.

## ALTADENA COMMUNITY STANDARDS DISTRICT CRITERIA FOR SIGNIFICANT RIDGELINES

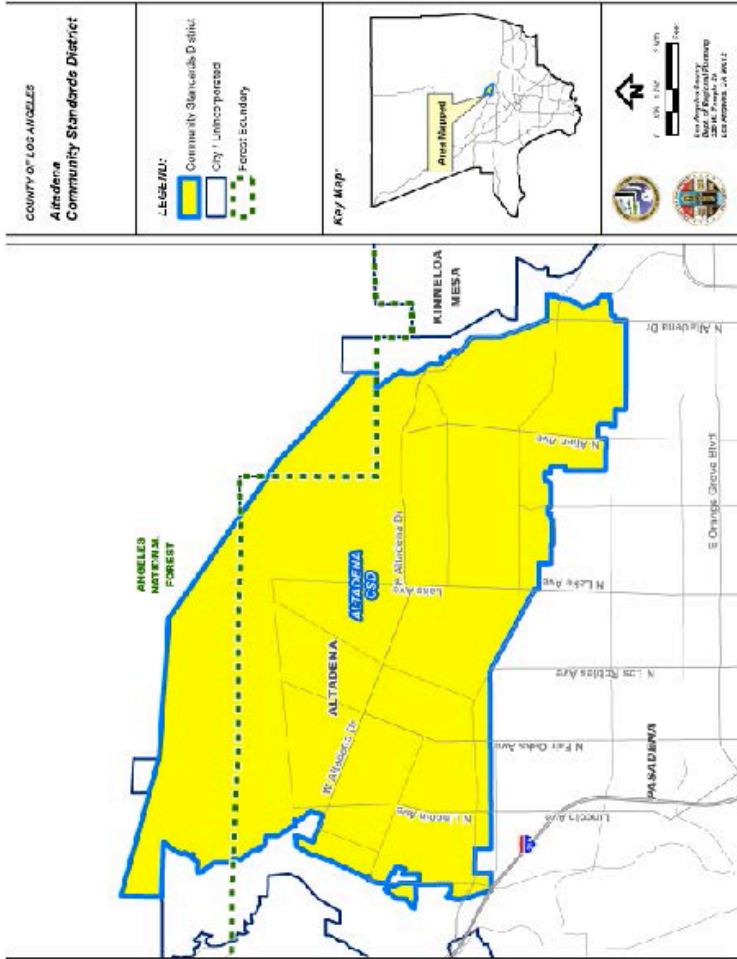
The designation of the significant ridgelines within the Altadena Community Standards District is based on the following criteria:

- 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

