

# Altadena Community Standards District Update

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WHAT ARE THE FACTS AND PENDING CHANGES AFFECTING  
ALTADENA?



# Background

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WHAT HAS HAPPENED THUS FAR?



# Meetings, Consultations, and Hearings

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Meetings with the CSD Committee for over 3 years

Meetings with other County Departments

Regional Planning Commission Hearings



# Changes to the Altadena CSD

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WHAT ARE THE FACTS, AND WHAT IS UNDERGOING CHANGES?



# Fences, Walls, and Hedges

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## CURRENT STANDARDS

### Required Front Yard

- The front yard shall not be less than the average depth of all of the front yards on the same side of the street on the same block. A vacant lot or parcel shall not be included in the computation for this purpose.

LACC 22.44.127.D.1.a.ii.           (Altadena CSD)

### Fences and Walls

- Fences and walls within a required front yard shall not exceed a height of three and one-half feet.

LACC 22.48.160.A.           (Countywide Standard)

### Hedges

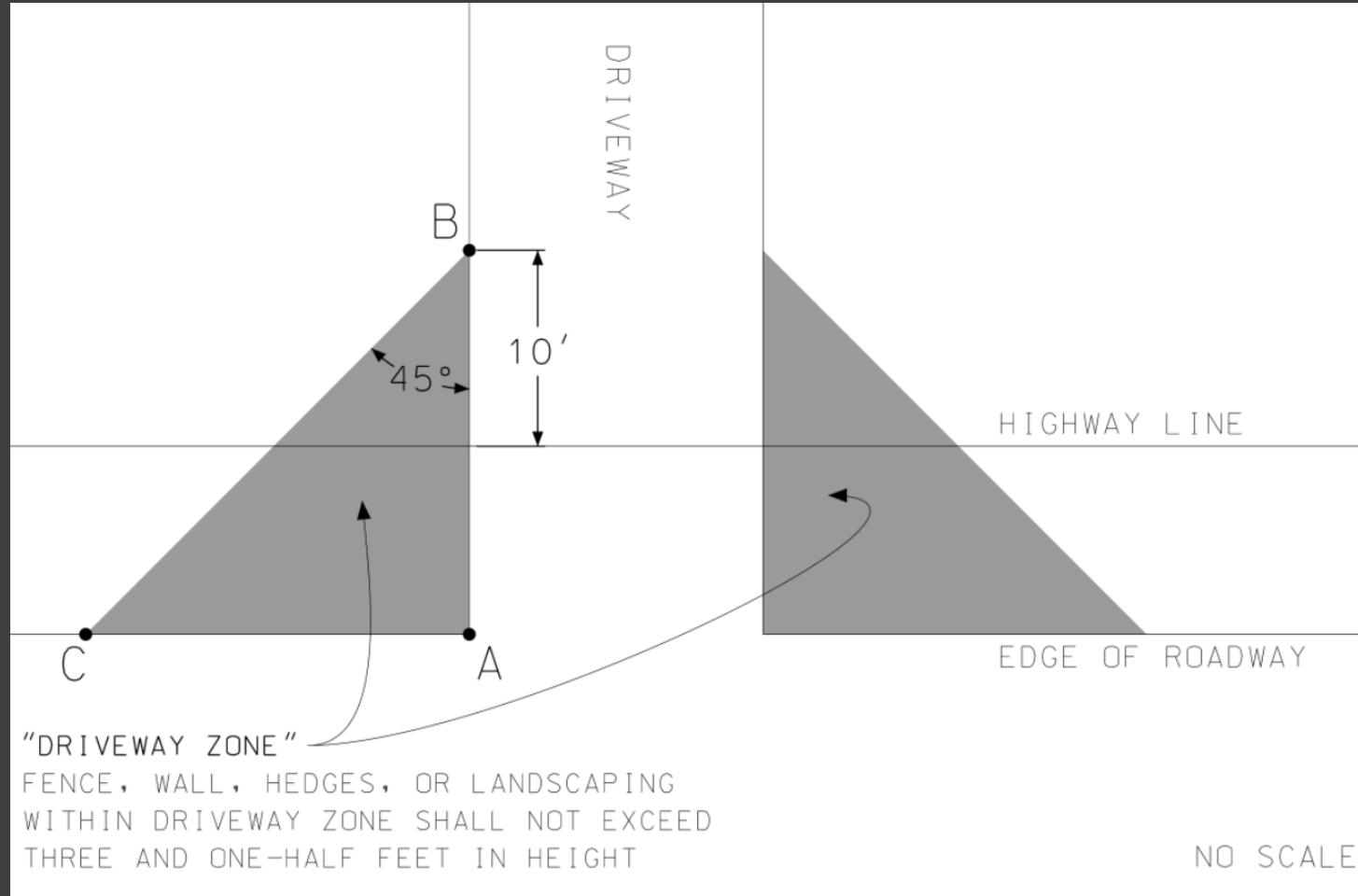
- Trees, shrubs, flowers and plants may be placed in any required yard, provided that all height restrictions applying to fences and walls shall also apply to hedges planted within yards and forming a barrier serving the same purpose as a fence or wall.

LACC 22.48.170           (Countywide Standard)



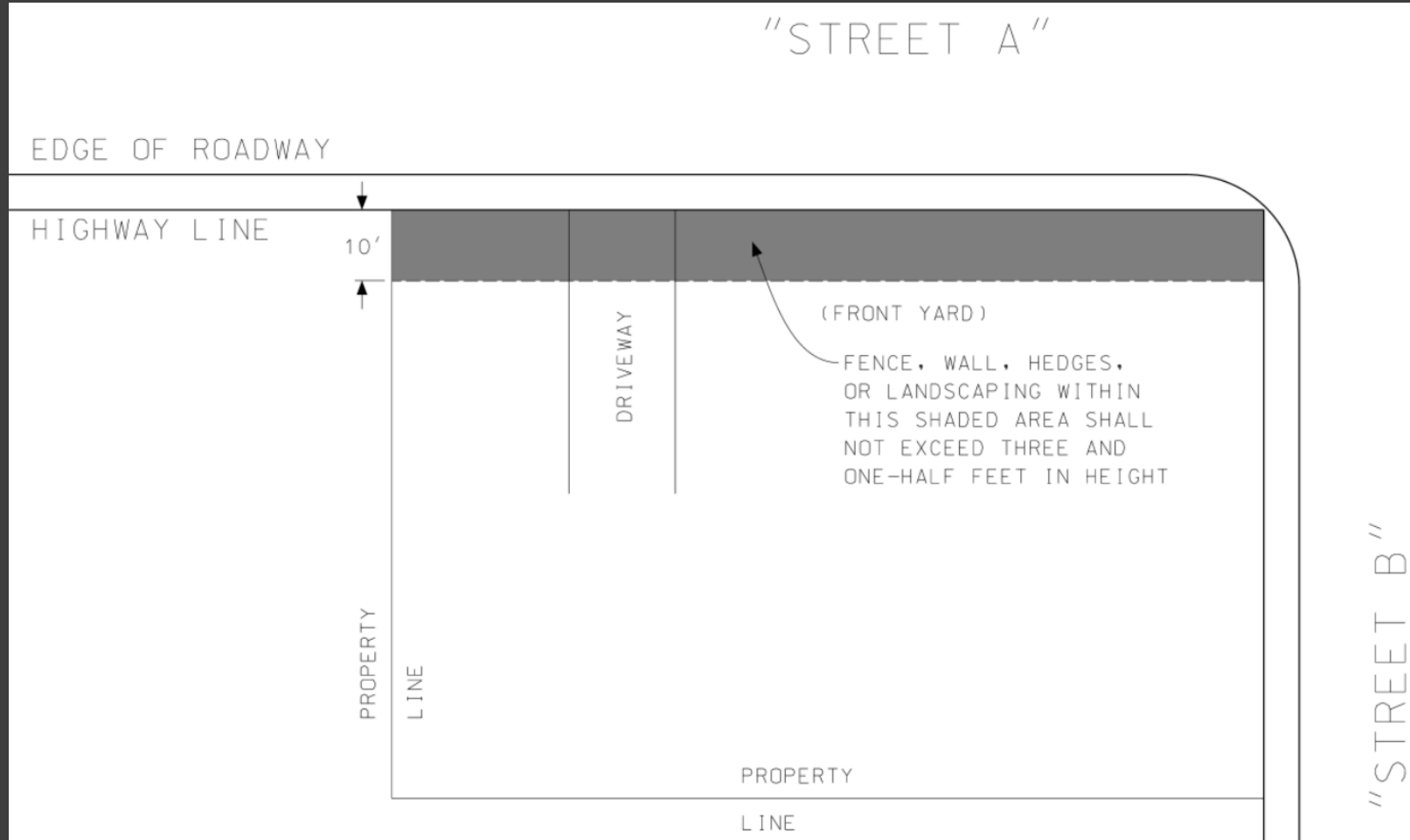
# Fences, Walls, and Hedges

## CRITICAL CONSIDERATIONS – DRIVEWAY ZONES



# Fences, Walls, and Hedges

## CRITICAL CONSIDERATIONS – TRAFFIC VISIBILITY



# Fences, Walls, and Hedges

CRITICAL CONSIDERATIONS – SAFETY AND AESTHETICS

## Aesthetics



## Visibility



## Pedestrian Safety





# Fences, Walls, and Hedges

## CHANGES IN THE CSD

### Fences, Walls, and Landscaping Height Limits for Corner or Reversed-Corner Lots

Location	Fences and Walls	Trees, Shrubs, Flowers and Plants, including Hedges*
Within a Driveway Zone	42 inches	42 inches
Between the Highway Line and 10 feet from the Highway Line	42 inches	42 inches
At or beyond 10 feet from the Highway Line	6 feet	6 feet

\* Where forming a barrier serving the same purpose as a fence or wall.



# Fences, Walls, and Hedges

## CHANGES IN THE CSD

### Fences, Walls, and Landscaping Height Limits for All Other Lots

Location	Fences and Walls	Trees, Shrubs, Flowers and Plants, including Hedges*
Within a Driveway Zone	42 inches	42 inches
Between the Highway Line and 2.5 feet from the Highway Line	42 inches	42 inches
Between 2.5 feet from the Highway Line and 10 feet from the Highway Line	6 feet** 42 inches solid	6 feet
At or greater than 10 feet from the Highway Line	6 feet	6 feet
* Where forming a barrier serving the same purpose as a fence or wall		
** Subject to additional standards concerning visibility.		



# Bed and Breakfast Establishments

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## CHANGES IN THE CSD

**Bed and Breakfasts are permitted with a Conditional Use Permit in R-1 Zones, provided:**

- Property Area is not less than 10,000
- Owner or Lessee is a primary resident of the property
- Guest Rooms must be within primary residence
- Adequate onsite parking for each guest room
- Other standards



# Home-Based Occupations

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## CURRENT STANDARDS

Home-Based Occupations are permitted in any residential zone.

Every Home-Based Occupation is subject to the following standards, among others:

- One Home-Based Occupation per dwelling unit
- One non-resident employee (paid or volunteer)
- Secondary and Incidental Use
- No signage for business
- No outdoor storage of materials

LACC 22.20.020



# Home-Based Occupations

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## THINGS CHANGING IN THE CSD

### Number of Home-Based Occupations

- Maximum of two

### Number of Employees

- Maximum of two non-resident employees (paid or volunteer)

### Additional types of Home-Based Occupations

- Digital Photography Labs
- Picture Framing
- Seamstress or Tailor

## THINGS THAT ARE NOT CHANGING

### All other regulations or standards for Home-Based Occupations including:

- Number and Timing of client visits
- Parking
- Noise
- Signage
- Outdoor displays
- Location of occupation activity
- All other standards



# Commercial Development Standards

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## CHANGES FOR RESTAURANT AND RETAIL USES

### Outdoor Dining

- Permitted as an accessory use to a restaurant or eating establishment
- Reduced Parking Requirements

### Drive-Through Facilities

- Permitted with a Conditional Use Permit that includes standards such as
  - Hours of Operation
  - Noise Buffer
  - Clean-Up Plan

### Parking Requirements for Small Lots



# Commercial Development Standards

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## PEDESTRIAN DESIGN ELEMENTS

### Pedestrian Entrance

- Required for any commercial development adjacent to a Commercial Corridor.
- At or within 10 feet of the property line, oriented toward the street.

### Visual Interaction

- 55% of façade length and 40% of façade area shall be devoted to windows, interior views, etc.
- All windows or entrances provided to meet this standard must be at sidewalk level.

### Additional Design Standards

- Architectural Features
- Additional Building Setback
- Parking Areas and Access



# Modification Procedures

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HOW ARE THE MODIFICATION PROCEDURES BEING CHANGED?





# Modification Procedures

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## CURRENT MODIFICATION PROCEDURES

### Residential Standards (R-1 Zones)

- Conditional Use Permit

### Gross Structural Area (R-1 Zones)

- Conditional Use Permit

## UPDATED MODIFICATION PROCEDURES

### Residential Standards (R-1 Zones)

- CSD Modification

### Gross Structural Area (R-1 Zones)

- CSD Modification



# Modification Procedures

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## OVERARCHING CHANGES

A Community Standards District Modification (CSD Mod), follows the process of a Minor Conditional Use Permit. The cost, both in terms of time and money, is reduced. While there is a required public hearing, and the permit is discretionary, the entire application and hearing process is streamlined.

### Notification Radius:

- 300 ft.

### Application Fee:

- \$1494.00

### Public Hearing:

- Hearing Officer
- Streamlined Hearing



# Altadena CSD Update Process

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WHAT IS NEXT FOR THE ALTADENA CSD?



# Update Process

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## UPCOMING HEARINGS AND MILESTONES

Altadena CSD public hearing scheduled at Board:	TBD
Altadena CSD final documents prepared by County Counsel:	TBD
Altadena CSD brought for consent at Board Hearing:	TBD
Theoretical Effective Date of the Updated Altadena CSD:	Board Consent + 30 days



# Implementation and Enforcement

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## AFTER CONSENT BY THE BOARD

### Outreach and Education on:

- Current Regulations
- Informational outreach
- Compliance

### Enforcement

- Enforcement officers will work with residents



# Questions?

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