

22.44.127 Altadena Community Standards District.

A. Intent and Purpose. The Altadena Community Standards District is established to provide a means of reasonably protecting the light, air, and privacy of existing single-family residences from the negative impacts on these resources caused by the construction on adjacent properties of uncharacteristically large and overwhelming residences. The District is also established to ensure that new and expanded structures are compatible in size and scale with the characteristics of existing residential neighborhoods.

B. Description of District. The boundaries of the District are coterminous with the boundaries of the Altadena Community Plan. The map of the District follows this section.

C. Community-wide Development Standards. Where landscaping is required by this Community Standards District, such landscaping shall be regularly pruned, weeded, fertilized, cleared of litter, and replaced when necessary. The use of drought tolerant plants is recommended.

D. Zone-specific Development Standards.

1. Zone R-1.

a. Yard Requirements and Height Limits.

i. The standards for yards and heights shall be based on the size of the lot or parcel as noted in the following table, except as specified in subsections D1a_{ii} through D1a_{vi}:

Lot Size (square feet)	Minimum Yard Dimensions (linear feet): Front	Minimum Yard Dimensions (linear feet): Back	Minimum Yard Dimensions (linear feet): Side Interior and Corner	Minimum Yard Dimensions (linear feet): Side Reverse Corner	Maximum Height (linear feet):
40,000+	20	35	5	10	35
39,999--20,000	20	35	5	10	35
19,999--13,000	20	25	5	10	30
<13,000	20	25	5	10	30
Flag lots <7,500	10	10	10	10	30

ii. The front yard shall not be less than the 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.

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

iv. Each required yard shall not be less than 15 feet where any portion of a residence or other structure within that yard exceeds 23 feet in height.

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

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

b. 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. In no event shall the maximum GSA or maximum lot coverage exceed 9,000 square feet.

c. Parking.

i. Each residence shall provide on-site the required number of vehicle parking spaces, together with a maneuvering area and driveway, as follows:

Number of Bedrooms	Number of Parking Spaces
--------------------	--------------------------

1 to 4	2
5 or 6	3
7 or more	4 (plus 1 space for every 2 additional bedrooms)

- ii. Where more than two parking spaces are required, such spaces may be uncovered and developed in tandem.
- iii. "Bedroom" means any habitable room or space with a closet which is designed to be capable of being used for sleeping purposes, excluding rooms commonly used for living, cooking or dining purposes.
- d. Except as provided below, all sections of Part 2 of Chapter 22.48 relating to yards shall remain applicable. The provisions of this Community Standards District shall supersede the provisions of Part 2 of Chapter 22.48 as follows:
 - i. The flag lot yard provisions of Section 22.48.050 are hereby modified and not applicable to yards of 7,500 square feet or greater;
 - ii. The front yard provisions of Sections 22.48.060, 22.48.070, and 22.48.080, are hereby modified by the provisions of subsection D.1.a.ii;
 - iii. The side yard provisions of Sections 22.48.090 and 22.48.100 are hereby modified by the provisions of subsection D.1.a.iii;
 - iv. The accessory building provisions of subsections A and D of Section 22.48.140 shall not be applicable; and
 - v. The yard modification provisions of Section 22.48.180 shall not be applicable.
- e. The provisions of this Community Standards District do not supersede the nonconforming use provisions of Part 10 of Chapter 22.56, except as provided below:
 - i. Section 22.56.1510 G1 relating to repair of damage shall be superseded by the following provisions: repair of damaged or destroyed buildings or structures nonconforming due to use and/or standards. 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 per cent of the total market value of the building or structure as determined by the methods set forth in Section 22.56.1510 G1a and b.
 - f. Modification Procedure. The standards contained in this section may only be modified if a conditional use permit has first been approved as provided in Part 1 of Chapter 22.56 and while such permit is in full force and effect in conformity with the conditions of such permit.
- 2. Zone R-2.
 - a. Height Limits.
 - i. Where fill material will be placed beneath a proposed structure, the height of the structure shall be measured from the previously existing grade.
 - ii. On lots or parcels of land with a size of 20,000 square feet or less, the maximum height of any structure shall be 30 feet.
 - b. Front Yards. At least 50 percent of any required front yard shall be landscaped.
 - c. Building Design.
 - i. Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features deemed appropriate by the director.
 - ii. The floor area of any story above the first story shall be at least 20 percent less than the floor area of the first story and the reduced footprint of such story shall be set back from the side and/or rear of the first story's structure, but not from the front of the first story's structure. Attached garages and other attached non-living areas shall be included in computing the floor area of the first story.
 - d. Modification of Development Standards.
 - i. The director may permit modifications to the development standards set forth in subsections D.2.a and D.2.b provided that an applicant demonstrates to the satisfaction of the director all of the following:
 - (A) The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships;
 - (B) There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by the Community Standards District; and
 - (C) That granting the requested modification will not be materially detrimental to properties or

improvements in the area or contrary to the purpose of this Community Standards District or the Altadena Community Plan.

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

(A) A list, certified to be correct by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property, and as owning property within 500 feet from the exterior boundaries of the subject property;

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

(C) A map drawn to a scale of 1" = 100' indicating the location and owners of all such properties; and

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

iii. Notice. Not less than 30 calendar days prior to the date an action is taken, the director shall send a notice by certified mail of the pending application to the Altadena Town Council and the property owners on the list provided by the applicant pursuant to subsection d.ii.A, indicating that the town council or any such property owner may oppose the granting of such modification by filing with the director a written protest described in subsection d.iv, within 14 calendar days from the date of the notice.

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

v. Decision.

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

(B) If three or more written protests are received pursuant to subsection d.iv, or the director determines that the application does not comply with Section 22.56.1690, or the application has not satisfactorily demonstrated the matters required by subsection d.i, the application shall be denied. If the director denies the application for any reason, including the reason that three or more written protests have been received, the director shall send notice of the decision by certified mail to the applicant, the Altadena Town Council, and the property owners identified in subsection d.ii.A. The notice shall indicate that the applicant may file an appeal within 14 calendar days of the date on the notice with a request for a public hearing before the hearing officer.

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

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

3. Zone R-3.

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

b. Interior Side Yards.

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

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

- iii. No uncovered porch, platform, landing, deck, or balcony may project into a required interior side yard that adjoins a single-family or two-family residentially-zoned parcel.
- c. Rear Yards. Rear yards that adjoin a single-family or two-family residentially-zoned parcel, shall include a landscaped area with a minimum depth of 10 feet measured from the rear property line. Such landscaped area shall include shrubbery and/or trees to shield the adjoining property. At least one tree, with a minimum size of 15 gallons, shall be provided for every 250 square feet of landscaped area.
- d. Building Design. Rooflines on any side of a structure exceeding 30 feet in length shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, parapets, mansards, or other design features deemed appropriate by the director.
- e. Structure Height and Setback. For structures exceeding 25 feet in height that are located on a lot or parcel of land adjoining a single-family or two-family residentially-zoned parcel:
 - i. The maximum height of the structure at the inside boundary of the interior side yard adjoining the single-family or two-family residentially-zoned parcel shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said interior side yard for every two feet in height; and
 - ii. The maximum height of the structure at the inside boundary of the rear yard adjoining the single-family or two-family residentially-zoned parcel shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said rear yard for every foot in height.
- f. Residentially Zoned Property Outside Unincorporated Territory. For purposes of subsections D.3.b through D.3.e, all requirements related to a structure and/or property adjoining a single-family or two-family residentially-zoned parcel shall apply to such structure and/or property regardless of whether or not the single-family or two-family residentially-zoned parcel is located within incorporated or unincorporated territory.
- g. Modification of Development Standards. The director may permit modifications to the development standards set forth in subsections D.3.a through D.3.e, pursuant to the provisions set forth in subsection D.2.d.

E. Area-specific Development Standards.

1. Lake Avenue Area.

a. Intent and Purpose. The Lake Avenue 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 area are shown on the map following this section.

c. Lake Avenue Area-wide Development Standards.

i. Height Limits. The maximum height permitted in the area is 35 feet.

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

(A) Wall Signs.

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

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

(B) Freestanding Signs.

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

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

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

(C) Awning Signs.

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

- (2) Awning signs are not permitted above the second floor.
- (D) Prohibited signs are:
 - (1) Roof signs;
 - (2) Outdoor advertising signs (billboards).
- (E) Sign Size.
 - (1) In Zones C-2 and C-3, the total sign area permitted shall correspond to building frontage. A business tenant is allowed one square foot of sign area for every linear foot of building frontage on a street having a right-of-way of at least 80 feet in width. On a street having a right-of-way of less than 80 feet in width, a business tenant is allowed 0.5 square foot of sign area for every linear foot of frontage. Width of signs shall be limited to a maximum fifty percent of the building frontage.
 - (2) Maximum height of letters shall be restricted to 18 inches.
- (F) Sign design shall be subject to review and approval by the planning director to insure that:
 - (1) Sign colors shall coordinate with the building color scheme and storefront and be limited to any three colors.
 - (2) In multitenant buildings, signage colors used by individual shops shall be complementary with each other.
 - (3) Lettering styles shall be complementary to each storefront in a single building.
 - (4) In multitenant buildings, the height and placement of signs shall be similar for each business or storefront.
 - (5) Multicolored logos may be used if the logo represents 25 percent or less of the total sign area.
- iii. Design Standards.
 - (A) Proposed improvements, renovations, and changes pertaining to the following design standards shall comply with the provisions of the applicable design standard.
 - (B) Materials, Colors and Equipment.
 - (1) Any building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades.
 - (2) Light earth-tones and muted pastel colors are required as the primary or base building color while contrasting, more colorful paints may be used as trim colors for cornices, graphics, and window and door frames.
 - (C) Awnings. Awnings shall be architecturally compatible with the related buildings, regarding color and style.
 - (D) Mechanical Equipment.
 - (1) Individual air-conditioning units for a building or storefront shall be located to avoid interference with architectural detail and the overall design.
 - (2) Storefront air-conditioning units shall be neutral in appearance and not project outward from the facade. The housing color must be compatible with the colors of the storefront.
 - (3) Mechanical equipment located on roofs shall be screened by parapet walls or architectural features so that the equipment will not be visible from normal public view at a maximum of 300 feet away.
 - (E) Security.
 - (1) Chain-link, barbed and concertina wire fences are prohibited; tubular steel or wrought iron fences are permitted.
 - (2) All security bars or grilles shall be installed on the inside of the building.
 - (3) Vertically or horizontally folding accordion grilles installed in front of a storefront are prohibited.
 - (4) Building security grilles shall be side-storing, concealed interior grilles which are not visible from the exterior of the building when not in use (during business hours) or grilles which can be concealed in the architectural elements of the building.
- d. Lake Avenue Area Zone-Specific Development Standards. Proposed improvements, renovations and changes pertaining to the following development standards shall comply with the provisions of the applicable development standard. The provisions of subsections E1diii through E1dviii apply in all commercial zones.
 - i. Zone C-2 (Neighborhood Business Zone).
 - (A) In addition to the uses enumerated in Section 22.28.160, a conditional use permit is required to establish, operate and maintain the following:
 - (1) Sales.
 - Multiple-Tenant Commercial. When more than five tenants conduct business in a building which does not separate the businesses by permanent floor-to-ceiling walls;
 - (2) Services.

- Automobile service stations, including incidental repair, washing and rental of utility trailers,
 - Electric distributing substations,
 - Microwave stations.
- ii. Zone C-3 (Unlimited Commercial Zone).
- (A) In addition to the uses enumerated in Section 22.28.210, a conditional use permit is required to establish, operate and maintain the following:
- (1) Sales.
- Mobilehome sales,
 - Pawnshop,
 - Trailer sales, box and utility;
- (2) Services.
- Automobile battery services, provided all repair activities are conducted within an enclosed building only,
 - Automobile brake-repair shops, provided all repair activities are conducted within an enclosed building only,
 - Automobile muffler shops, provided all repair activities are conducted within an enclosed building only,
 - Automobile radiator shops, provided all repair activities are conducted within an enclosed building only,
 - Automobile repair garages within an enclosed building only, and excluding body and fender work, painting and upholstery,
 - Automobile service stations,
 - Bakery goods distributors,
 - Carwashes, automatic, coin-operated and hand wash,
 - Electric distribution substations, including microwave facilities,
 - Microwave stations,
 - Motion picture studios,
 - Parcel delivery terminals,
 - Radio and television broadcasting studios,
 - Recording studios.
- iii. Floor Area. The total gross floor area in all buildings on any one parcel of land shall not exceed 2.7 times the total net area of such parcel of land.
- iv. Buffers. Whenever a parking lot or a commercial structure is developed adjacent to a residential zone or residential use, a five-foot landscaped buffer shall be provided and a 45-degree daylight plane shall be incorporated.
- v. Parking Areas. With the exception of fully subterranean structures, all parking shall be provided in the rear of the commercial structure, and completely screened from view from Lake Avenue. Screening materials may include walls and/or landscaping.
- vi. Landscape Plan. New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/ irrigation plan as part of the director's review process. Said plan shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area.
- vii. Trash Enclosure. The required trash bin shall be enclosed by a minimum five-foot to a maximum six-foot high decorative wall and must have solid doors.
- viii. Pedestrian Character.
- (A) To encourage the continuity of retail sales and services, at least 50 percent of the total width of the building's ground floor parallel to and facing the commercial street shall be devoted to entrances, show windows, or other displays which are of interest to pedestrians.
- (B) Clear or lightly tinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum 20 percent of the building facade.
- (C) Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.
- (D) Not more than 20 feet of the commercial frontage shall be devoted to parking access, and no customer drive-through facilities shall be permitted.
- (E) A minimum of 50 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional

relief. Long, unbroken building facades are to be avoided.

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

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

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

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

- Arcading,
- Arches,
- Awnings,
- Balconies,
- Bay windows,
- Colonnades,
- Courtyards,
- Decorative exterior stairs,
- Decorative iron fences,
- Decorative iron grilles,
- Outdoor dining,
- Plazas,
- Recessed upper floor loggias or pergolas,
- Tile or masonry fountains.

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

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

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

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

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

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

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

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

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

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

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

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

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

(A) A list, certified to be correct by affidavit or by a statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land to be occupied by the use;

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

(C) A map drawn to a scale specified by the director indicating where all such ownerships are located;
(D) A filing fee equal to that required for site plan review for commercial/industrial projects over 20,000 square feet in size.

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

2. West Altadena Area.

a. Intent and Purpose. The West Altadena area is established to provide a means of assisting in the implementation of the redevelopment plan for the West Altadena Community Redevelopment Project as adopted by the board of supervisors on August 12, 1986. The redevelopment plan contains a redevelopment plan map which delineates the permitted land uses in the area. The requirements of the West Altadena area-specific development standards are necessary to ensure that the goals and policies of the redevelopment plan are accomplished in a manner which protects the health, safety and welfare of the community, especially the surrounding residential neighborhood. This subsection is consistent with the Altadena Community Plan and is also adopted pursuant to Section 700 of the West Altadena Community Redevelopment Plan.

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

Northerly on Lincoln Avenue 1,700 feet;
Southerly on Lincoln Avenue 400 feet;
Westerly on Woodbury Road 3,000 feet; and
Easterly on Woodbury Road 400 feet.

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

c. West Altadena Area-wide Development Standards.

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

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

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

(C) The front yard shall be at least 10 feet in depth.

For properties in residential zones, yards shall be provided in accordance with this Title 22.

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

iii. Signs.

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

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

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

(D) Wall Signs.

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

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

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

(E) Window Signs.

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

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

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

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

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

Section 22.44.127 E2cv;

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

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

(5) Pole signs shall not be allowed;

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

(G) Awning Signs.

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

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

(H) Building Tenant Information/Identification Signs.

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

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

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

(4) All existing built-in signs (permanent, maintenance-free signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions.

Marquees and canopies shall not be considered to be built-in signs.

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

(I) Prohibited signs are as follows:

(1) Flashing, animated, or audible signs;

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

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

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

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

(6) Outdoor advertising signs (billboards);

(7) Painted signs on the building surface;

(8) Banner signs of cloth or fabric;

(9) Portable signs;

(10) Pole signs;

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

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

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

(J) Size.

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

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

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

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

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

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

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

iv. Design Standards.

(A) All new improvements or improvements to existing structures made in one year which exceed 25

percent of the current market value or assessed valuation of the building or structure are subject to design review by the executive director of the community development commission and the department of regional planning.

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

(C) Materials, Colors and Equipment.

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

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

(3) Awnings.

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

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

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

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

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

(4) Mechanical Equipment.

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

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

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

(5) Security.

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

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

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

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

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

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

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

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

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

vi. Director's Review.

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

(B) An application for director's review shall not be submitted to the department of regional planning

until the proposed use has been submitted to and reported upon by the executive director of the community development commission as to conformity with the West Altadena Community Redevelopment Plan.

vii. Conditional Use Permits.

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

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

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

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

viii. Nonconforming Uses, Buildings and Structures.

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

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

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

(2) Substitution of another use permitted in the zone in which the nonconforming use is first permitted where a building or structure is vacant despite efforts to ensure continuation of a nonconforming use and is so constructed that it may not reasonably be converted to or used for a use permitted in the zone in which it is located.

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

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

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

d. West Altadena Area Zone-Specific Development Standards.

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

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

(1) Sales.

- Auction houses,
- Automobile sales, new or used,
- Boat and other marine sales,
- Ice sales,
- Mobile home sales,
- Model home display centers and sales offices,
- Recreational vehicle sales,
- Secondhand stores,
- Stamp redemption centers,
- Trailer sales, box and utility.

(2) Services.

- Air pollution sampling stations,
- Auto battery service,
- Auto brake repair shops,
- Auto muffler shops,
- Auto radiator shops,
- Boat rentals,
- Comfort stations,
- Dog training schools,
- Furniture transfer and storage,
- Gas metering and control stations, public utility,
- Homes for children, foster family,
- Laboratories, research and testing,

- Lodge halls,
- Microwave stations,
- Mortuaries,
- Motion picture studios,
- Motorcycle, motorscooter and trail bike rentals,
- Recreational vehicle rentals,
- Revival meetings, tent, temporary,
- Signs, outdoor advertising,
- Taxidermists,
- Trailer rentals, box and utility,
- Truck rentals, excluding trucks exceeding two tons capacity,
- Wedding chapels;

(3) Recreation and Amusements.

- Amusement rides and devices,
- Athletic fields,
- Carnivals,
- Golf courses,
- Commercial recreation clubs,
- Swimming pools;

(4) Agricultural Uses.

- Crops: field, tree, bush, berry, row;

(5) Accessory Uses.

- Storage of building materials, except during on-site construction,
- Auto body and fender repair, painting and upholstery,
- Manufacturing.

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

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

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

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

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

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

- Parking lots,
- Business signs on the premises;

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

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

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

(1) Sales.

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

- Boat and other marine sales,
- Mobilehome sales,
- Recreational vehicle sales,
- Trailer sales, box and utility;

(2) Services.

- Car washes, automatic, coin-operated and hand wash,
- Revival meetings, tent, temporary,
- Signs, outdoor advertising,
- Tire retreading or recapping;

(3) Agricultural Uses.

- Crops: field, tree, bush, berry, row;

(4) Accessory Uses.

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

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

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

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

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

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

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

e. Area-Specific Standards.

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

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

(B) Development Standards.

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

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

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

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

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

(B) Development Standards.

(1) A 10-foot continuously landscaped front yard shall be provided along Woodbury Road, Windsor Avenue, and on all other public streets in Area 2, and will be landscaped and neatly maintained. Landscape and irrigation plans shall be submitted to the executive director of the community development commission and the planning director of the department of regional planning for review and approval.

(2) Buildings located in Area 2 within 100 feet of the redevelopment project area boundaries, shall be designed to be compatible with the residential uses which adjoin said boundaries. All permitted residential buildings shall be designed in character with surrounding residential uses. Architectural

West Altadena Area
 A portion of the Altadena
 Community Standards District

Legend:

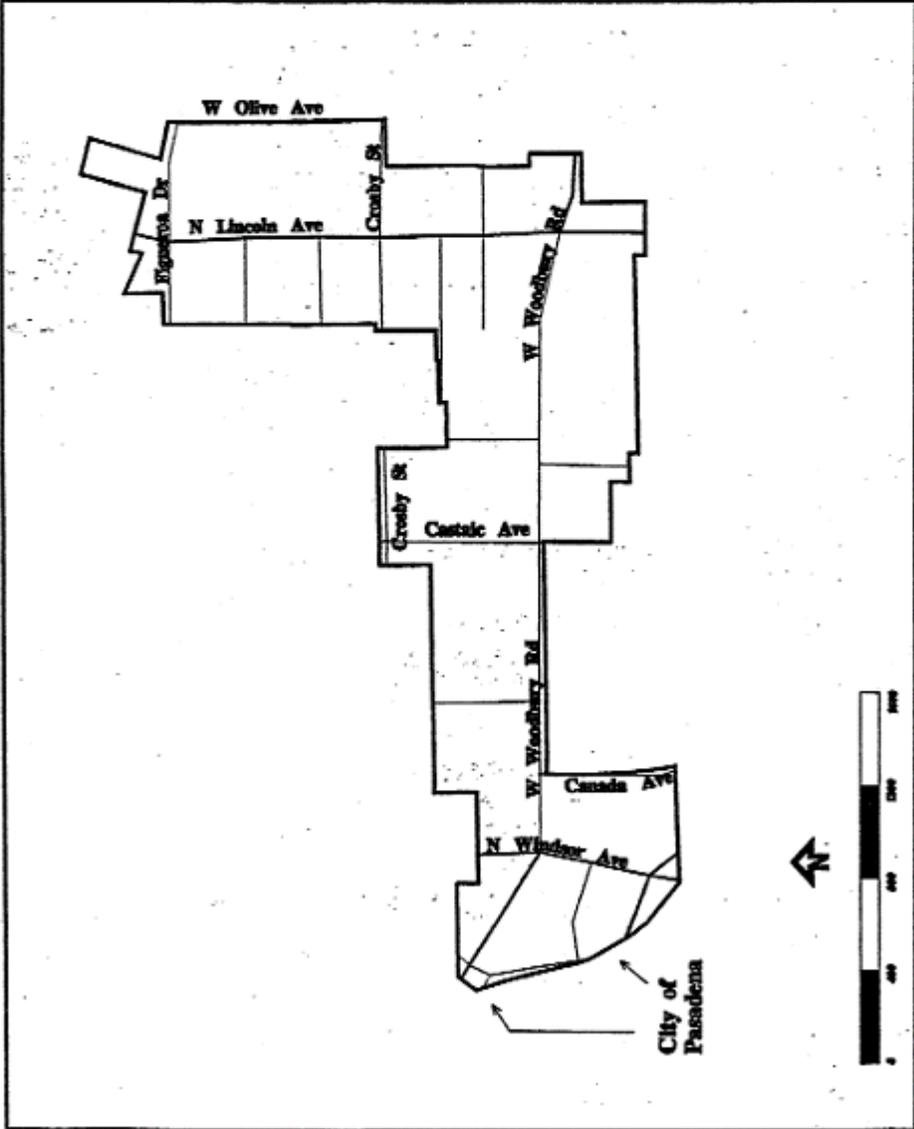
- Remnants of Community Standards District
- Major streets
- Local streets

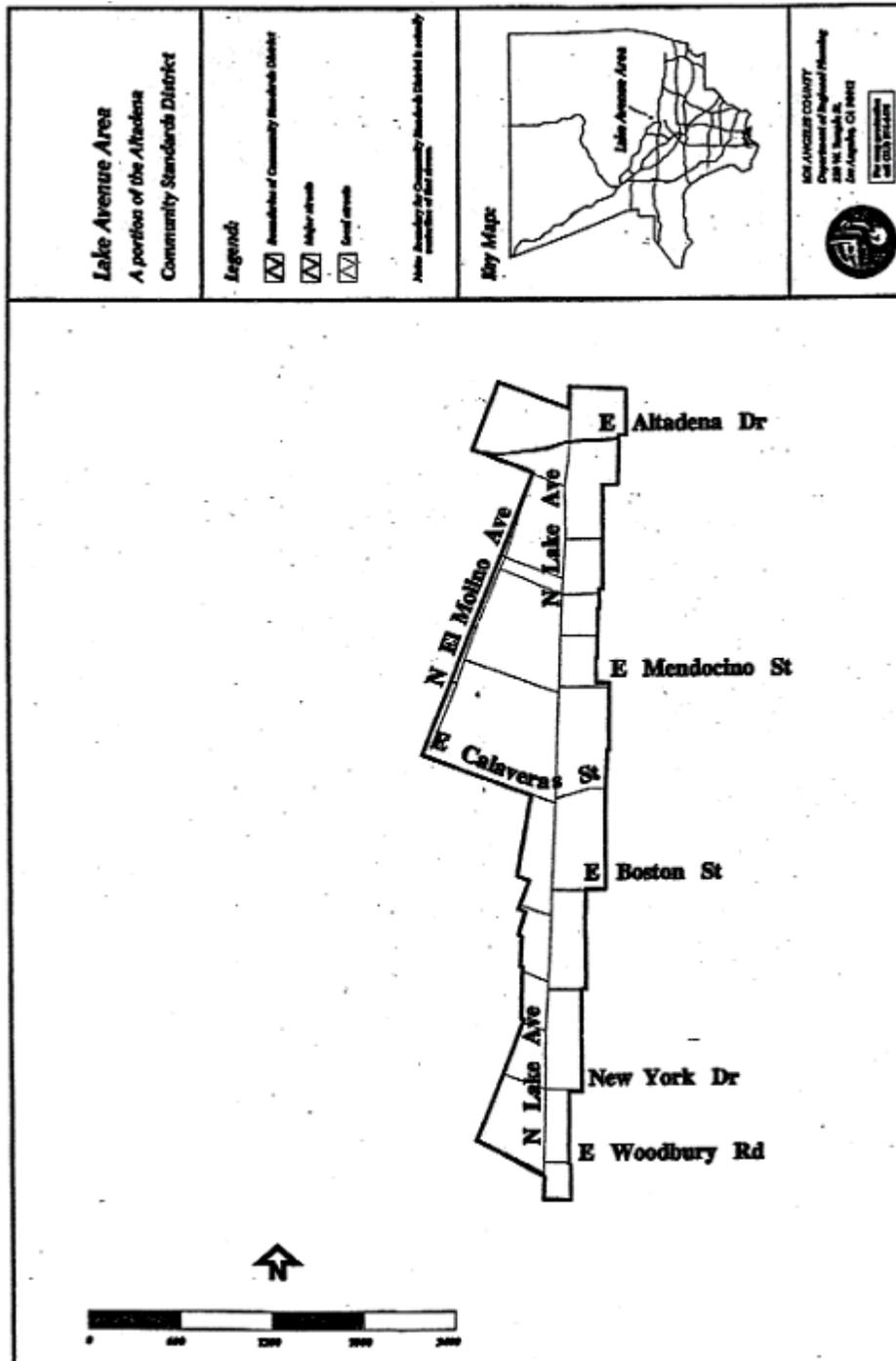
Note: Remnants of Community Standards District in vicinity

Key Maps



LOS ANGELES COUNTY
 Department of Public Planning
 228 W. Temple St.
 Los Angeles, CA 90012
 For more information
 call 323-343-2000





(Ord. 2008-0058 § 1, 2008; Ord. 2001-0043 § 1, 2001; Ord. 99-071 § 6, 1999; Ord. 98-0043 § 5, 1998.)