

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning – of the Los Angeles County Code related to the addition of development standards to the Altadena Community Standards District.

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

SECTION 1. Section 22.44.127 is amended as follows:

22.44.127 Altadena Community Standards District.

A. Intent and Purpose. The Altadena Community Standards District (“CSD”) is established to ensure that new and expanded structures are compatible in size and scale with the characteristics of existing residential neighborhoods and 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. The CSD is also established to minimize the visual and environmental impacts of development in hillside management areas.

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C. Community-wide Development Standards. ~~Where landscaping is required by this CSD, it shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary. Drought tolerant plants are highly encouraged.~~

1. Landscaping. Where landscaping is required by this CSD, it shall be maintained with 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 urban and non-urban hillside management areas, as defined in Section 22.08.080, with the following exemptions:

i. Development proposals that were approved prior to the effective date of the ordinance creating this subsection, provided that:

(a). The extent of anticipated grading and the location of all structures are depicted on the approved plans; and

(b). Grading and construction are conducted in accordance with the approved plans.

ii. Development proposals for which an application was submitted to the department of regional planning prior to the effective date of the ordinance creating this subsection, provided that the director has determined that such application contains all information and documentation necessary for review.

b. Permit Required.

i. A minor conditional use permit, as provided in Section 22.56.085, shall be required for any development proposal that is not subject to a conditional use permit pursuant to Section 22.56.215. A minor conditional use permit is required to protect resources contained in hillside management areas from incompatible

development that may result in environmental degradation and/or destruction of life and property.

ii. An application for a minor conditional use permit shall include the information required by Section 22.56.215.D and shall substantiate the burden of proof required by Section 22.56.215.F.

c. Grading.

i. Conditional Use Permit.

(a). A conditional use permit, as provided in Part 1 of Chapter 22.52, shall be required for any grading on a lot or parcel of land that exceeds 2,500 cubic yards of total cut or fill material.

(b). Any grading that occurred prior to the effective date of the ordinance creating this subsection shall not be counted towards the conditional use permit threshold of 2,500 cubic yards of total cut and fill material, provided that such grading was authorized by a permit issued by the department of public works.

(c). Any grading that occurs after the effective date of the ordinance creating this subsection shall be cumulatively counted towards the conditional use permit threshold of 2,500 cubic yards of total cut and fill material, unless such grading is related to a development proposal that was approved prior to the effective date of the ordinance creating this subsection, subject to the limitations of subsection C.2.a.i.

(d). In approving a conditional use permit for grading, the hearing officer or regional planning commission shall make the following findings in addition to those required by Section 22.56.090:

(1). The grading will be performed in a manner that minimizes disturbance to the natural landscape and terrain through design features, including but not limited to the clustering of structures and the location of building pads near an existing paved street and/or in the area of the project site with the least slope and least visual impact; and

(2). The grading will be accompanied by other design features that maximize preservation of visual quality and community character, including but not limited to reduced structural height, the use of shapes, materials, and colors that blend with the surrounding environment, the use of native vegetation for concealment, and the improvement of an existing trail or installation of a new trail head.

ii. Other Requirements.

(a). Any application for grading that involves the offsite transport of 1,000 or more cubic yards of cut and fill material, or any combination thereof, shall include a haul route for review and approval by the department of public works.

(b). Any grading occurring during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, shall be subject to mitigation measures deemed necessary by the department of public works to prevent runoff and erosion.

d. Significant Ridgeline Protection.

i. Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines that, in general, are highly visible and dominate the landscape. The location of the significant ridgelines within this CSD are shown on the map following this section and the criteria used for their designation are provided in the appendix following this section.

ii. 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, and wind energy conversion systems.

iii. Any modification to subsection 2.d.ii shall require a variance, as provided in Part 2 of Chapter 22.56. In approving such variance, the hearing officer or regional planning commission shall make the following findings in addition to those required by Section 22.56.330:

(a). Alternative sites within the project have been considered and eliminated from consideration due to their physical infeasibility or their potential for substantial habitat damage or destruction; and

(b). The project maintains the maximum view of the applicable significant ridgeline through design features, including but not limited to minimized grading, reduced structural height, the use of shapes, materials, and colors that blend with the surrounding environment, the use of native drought tolerant landscaping, and the improvement of an existing trail or installation of a new trail or trail head.

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APPENDIX FOR SECTION 22.44.127

ALTADENA COMMUNITY STANDARDS DISTRICT

CRITERIA FOR SIGNIFICANT RIDGELINES

The designation of the significant ridgelines with 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 from a public road or viewpoint located at a higher altitude, such as along the 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 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 provide the first view of predominately 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 viewspace delineating the end of the Los Angeles urban area.

SECTION 2. Section 22.56.085 is amended as follows:

22.56.085 Grant or denial of minor conditional use permit by director.

A. Any person filing an application for a conditional use permit may request the director to consider the application in accordance with this section for the following uses:

-- Any development proposal in a hillside management area in the Altadena Community Standards District that is not subject to a conditional use permit pursuant to Section 22.56.215.

- Joint live and work units, as provided in Part 19 of Chapter 22.52.
- Mixed use developments, as provided in Part 18 of Chapter 22.52.
- Wind energy conversion system, non-commercial (WECS-N).

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