

HILLSIDE MANAGEMENT

11.1 ISSUES

The following have been identified as the major hillside management issues of the Altadena community.

- Altadena is located at the foothills of the San Gabriel Mountains. They are among America's steepest, 3,000 feet higher than the Rockies from base to summit, and their rise from the community is startlingly abrupt.
- The San Gabriel Mountains are transected by faults and prone to flood, fire, and debris flow.
- As real estate values rise and engineering techniques improve, it has become economically feasible to propose development on many sites formerly considered unbuildable.

11.2 GOALS

The major hillside management goals for the Community Plan are:

- Preserve pristine views of the unique backdrop of the San Gabriel Mountains.
- Minimize the challenges to public safety and services presented by development in steep and unstable hillside areas.
- Balance the rights of property owners in hillside areas with the larger interests of the Altadena community.

11.3 POLICIES

The following policies have been identified that are related to the major issues.

1. Require review of all development proposals in hillside management areas.
2. Allow development in hillside management areas only if it is designed in a manner that minimizes visual and environmental impacts.
3. Restrict grading in hillside management areas in order to limit disturbance to the natural terrain.
4. Protect and preserve significant ridgelines in hillside management areas.

11.4 IMPLEMENTATION MEASURES

1. Amend the Altadena Community Standards District (CSD) to add standards relating to project review, project design, grading, and significant ridgeline protection in hillside management areas.
2. Ensure that development proposals in hillside management areas are consistent with the goals and policies of the Altadena Community Plan as well as the standards of the Altadena CSD.