



# Crescenta Valley Town Council

26 November 2021

Supervisor Kathryn Barger  
215 N. Marengo Ave., Suite 120  
Pasadena, CA 91101

## Re: Amending Community Standards Due to SB9

Dear Supervisor Barger,

Communities neighboring La Crescenta-Montrose all have in place Ordinances that restrict overdevelopment of residential properties. La Crescenta-Montrose does not. In view of the new allowances given thru SB9, and with the purpose of maintaining the character of our community, we propose that our CSD be amended through an Ordinance to include R-1 properties.

We have looked at the restrictions currently in place in our neighboring communities and we feel it is important to have similar control on the allowable area per lot relative to the lot size in order to maintain a sense of the residential scale that characterizes our community.

As a quick example:

Surrounding areas; for a lot of 5,000 square feet (s.f.) allow a structure area to be up to 2,500 s.f. La Crescenta-Montrose; for a lot of 5,000 s.f. allows a structure area to be up to 7,800 s.f. (3 stories)

The Town Council would like to work in conjunction with the Department of Regional Planning to prepare such Ordinance to include R-1 zoning. (Our CSD currently regulates R-3 and the Commercial corridor along Foothill Blvd). We have looked at the ordinances for some adjacent communities and have concluded that the following would meet our needs.

### A. PRIMARY STRUCTURE HEIGHT.

The maximum height for all primary structures shall be:

- a. Twenty-eight (28) feet for lots ten thousand (10,000) s.f. or less in net area.
- b. Thirty-two 32 feet for all other lots.

Accessory structure height.

- a. The maximum height for accessory structures shall be fifteen (15) feet.

### B. ALLOWABLE TOTAL FLOOR /SOLID ROOFED AREA.

#### 1. Basic Limits.

a. The combined floor area of the primary dwelling unit attached or detached accessory dwelling unit (ADU), and all other roofed accessory structures on the property cannot exceed the allowable total floor/solid roofed area as provided for as follows:

"A Community that Cares"

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Vice President

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LOT SIZE	ALLOWABLE TOTAL FLOOR/SOLID ROOFED AREA
10,000 square feet or less	36% of lot area
10,001 to 15,000 square feet:	3,600 square feet + 23% of lot area over 10,000 square feet.
15,001 square feet or more:	4,750 square feet plus 20% of lot area over 15,000 square feet.

b. Maximum of 2 stories, which includes a basement (50% above ground)  
EXCEPTION: These CSD R-1 requirements shall not apply when re-building a home destroyed by a catastrophic event, so long as the height, area, and configuration of the home are the same as was existing and permitted prior to the event.

C. LIGHT TRESPASS

No light fixture installed within any given property shall trespass beyond said property boundaries, unto adjacent properties or unto the public right of way.

**Please note that this recommendation is subject to further discussion with Regional Planning, community outreach, and further study of how it will apply to specific circumstances.**

We would like to move forward as expeditiously as possible given that SB9 will become effective as of January 1, 2022.

If you have any questions, please contact me at [harry@thecvcouncil.com](mailto:harry@thecvcouncil.com).

Respectfully,



Harry Leon  
President, CV Town Council

/s/

Aram Ordubegian  
Vice-President, CV Town Council



Sophal Ear  
Corresponding Secretary, CV Town Council