ALTADENA

community study

PRELIMINARY GENERAL PLAN

THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES, CALIFORNIA

rpc

ALTADENA COMMUNITY

PRELIMINARY GENERAL PLAN

The Regional Planning Commission
County of Los Angeles

April, 1969

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INTRODUCTION

The need to develop a community general plan for Altadena has not come about as a result of dramatic changes in the land use or circulation patterns of the community, but rather by the realization that action must be taken to preserve and enhance those assets which have made the community unique, and to prevent deterioration which often occurs in older areas.

A general plan is a statement of community development policies, including a map and text, which sets forth goals, objectives, principles, standards and plan proposals. A plan projects future needs and translates these into a pattern showing the general location and approximate amounts of land to be devoted to various uses and compatible relationships. With the adoption of a general plan, decisions regarding the use of land and its long-term affect may be made more intelligently by private individuals and groups as well as by public agencies.

A general plan should not be confused with a zoning plan which is one of the legal devices employed to implement the general plan and is concerned with the administration of current or short-term land use regulations.

A planning program begins with research on current conditions. This phase was started on September 26, 1966 and data were summarized a year later in a limited edition Background Report.

The primary purpose of the working document, Background Report, was to acquaint the citizen advisory committee, planning staff and public agencies with background data to help them evaluate the community in identifying the long-term goals. The materials contained in the Background Report have been revised and incorporated in this report so that it can be made available to a greater number of concerned citizens.

Housing and population characteristics, unless otherwise noted, are based on the 1960 Federal Census. The inventory of existing land use, the most time consuming of the data gathering activities, was started in October, 1966 and completed by November, 1966. Housing type and dwelling unit statistics were obtained from the unpublished data of the Population Research Section of the Commission. Other sources of data were the various departments of local, state and federal government. The facts about Altadena compiled were:

its setting - topography, slope, geology, drainage, trees, climate, prevailing winds;
its people - age composition, education employment, income, student enrollment, population growth trend;
its use of land - homes, apartments, stores, factories, recreation areas, zoning, ownership, vacant land;

its circulation - trails, streets, highways, freeways, traffic flow, accident records, bus routes; and
its community facilities - schools, civic center, fire stations, libraries, parks, hospitals, institutional uses and utilities.

Together with the background research comes a second step in the planning process: a definition of community long term goals and objectives, a statement of planning principles and standards and diagnosis of trouble spots. At this phase, there is utmost need for participation of all elements of the community. The participation vehicle used in Altadena was the 30-member citizens advisory committee. Numerous public discussions were the method of operation. It was believed that the success of a plan to a very great extent depends on how the residents understand it as a statement of their own desires for future development of their community. This statement of aims, objectives, principles and standards, and problems provides a framework within which the plan may be intelligently conceived.

A third phase of the planning program comes with the analysis and evaluation of background research findings. What are the trends, what has happened, what is likely to happen? What is the quality of housing? How much residential construction has occurred, what type of housing, where has it occurred? How fast is the population growing? How can the amenities be preserved and still meet the expansion of public facilities to meet increased demands on part of an expanding population. How does the community measure up with regard to standards and future needs?

The development of the general plan is the next logical step in the planning process. The plan is portrayed on a single map and is accompanied by a brief statement describing the goals, objectives, principles and standards used to develop it. The plan was backed up by other maps and graphic presentations to show how the general plan could be carried out. Here again numerous public discussions formed the basic method of operation. The public hearings are the formal and final public discussions.

The general plan has three basic elements: land use, circulation, and public facilities. One of the major contributions of the general plan is its projection of the future uses of the community's land. The land use element of the plan is the key for properly estimating future dwelling units and population. Only by knowing the dwelling unit holding capacity of a given residential area can the future population be estimated. The dwelling unit generation factor is the residential density - a measure of residential yield per unit of land. Highways, schools, parks, recreational areas, and public utilities are facilities that take a great deal of land and money, and are directly related to the dwelling unit density and future population. In a similar manner, the private sector can

also plan for specific private projects which can be integrated and coordinated into the public facilities plan.

A general plan is a point of departure. Far from being the end of the planning process, the general plan serves as the beginning. To effectuate the plan, action and control programs must be matched to the aims and needs of the community. Some implementation vehicles are zoning, subdivision control, code enforcements, community rehabilitation, design control, and creation of special districts.

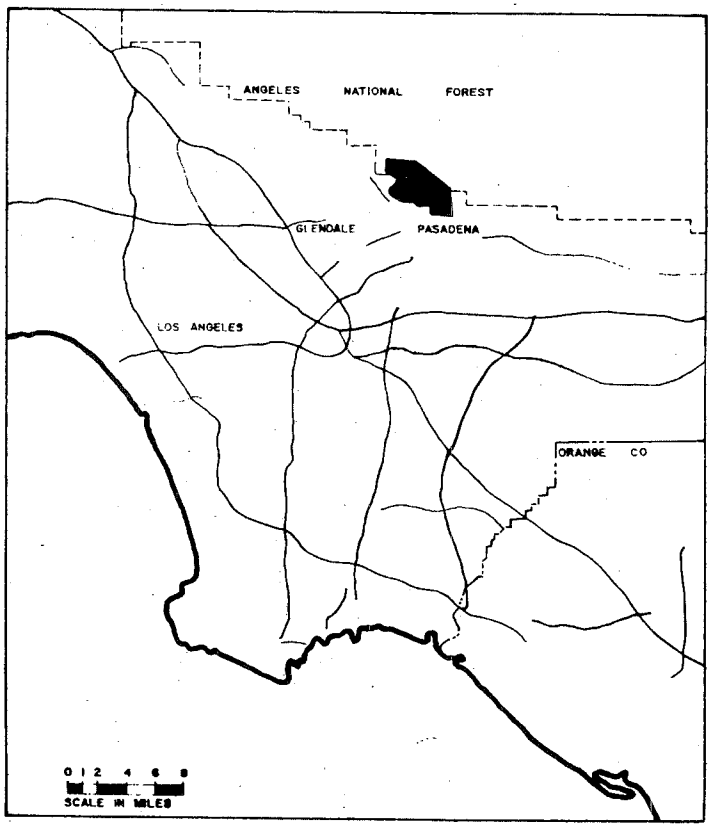
A final point; being an estimate of future needs based on today's knowledge, the general plan must be revised from time to time in view of new conditions and new development trends. To be effective, planning must be a continuous process of re-examination--not something to be rolled up and forgotten.

If the general plan is to represent community policy, it must be understandable and available to every interested citizen. Pending the mass publication of the general plan, it is suggested that an interim publication be made available as soon as practical.

THE SETTING

Site and situation are two aspects of location important to consider in the planning of any community. Site refers to the qualities of the location itself; situation is the importance of the site as a part of a larger area. Both are considered in the planning of future land development, provision of community or public facilities, and construction of private and public improvements.

VICINITY MAP



In regard to the situation, the site of Altadena in the extreme northwesterly sector of the San Gabriel Valley, and the location relative to present and planned freeways, are probably most important from the standpoint of the role this community may play in the regional Los Angeles' expanding future. Foothill Freeway (Interstate Route 210) is estimated to be completed in 1973 with ramp connection at Windsor-Woodbury Road. The freeways' impact on Altadena may be great, serving to break down isolation, but whose actual significance is in last analysis modified by community choice in providing adequate connecting major highways.

Altadena is a cul-de-sac community, set off to one side in a large, urbanized valley and at the top center of the larger Los Angeles Coastal Basin. It is located about 17 miles from the Los Angeles Civic Center and takes about 30-minutes driving time. Its lines of intra-regional circulation of necessity must be oriented north and south; of intercommunity circulation, east and west. Altadena's goal, to be primarily a residential community, deems that the scale of future changes in the circulation pattern be done in light of community goals and objectives, especially the aesthetics aspects.

Aspects of Altadena's site important to planning are its isolated nature, the southward slope, the foothill sector, the extensive network of flood control channels, the climate, including wind conditions, and vegetation.

Altadena is located on a transition area from level valley bottom terrain to the steep slopes of the mountain front. Crossing this apron-like surface are several large stream canyons, two of which form the east and west geographical boundaries of the community--Eaton Canyon and the Arroyo Seco. Foothills, streams, and canyons infer the need for flood control and safe hillside development, both of which gain importance through time as urbanization increases the run-off and sometimes builds in its path.

Natural vegetation is an asset to Altadena, particularly the trees and shrubs along stream channels. These are the breathing spaces in an urban environment, which must be preserved in both the foothill and level-land sections.

Proximity to mountains is an advantage despite its hazards. Active and passive recreational opportunities are supplemented, and the moderation of climate with higher elevation is beneficial as compared to the lower, hotter valleys.

Climate

The climate of the Altadena area reflects its proximity to the marine-influenced Los Angeles Basin. Temperature and rainfall extremes rarely occur, but the area is most noteworthy for its slight variances from the general climatic pattern, the micro-climates based on differing exposure to winds, sun, and rainfall.

The Altadena area is in the normal path of airflow from the central Los Angeles basin. As a result, it frequently experiences moderate to heavy smog as pollutant laden air seeks to escape the basin through the natural channel of the San Gabriel Valley. The warming up of air on the south slope of the San Gabriel Mountains helps to disperse this air mass laterally.

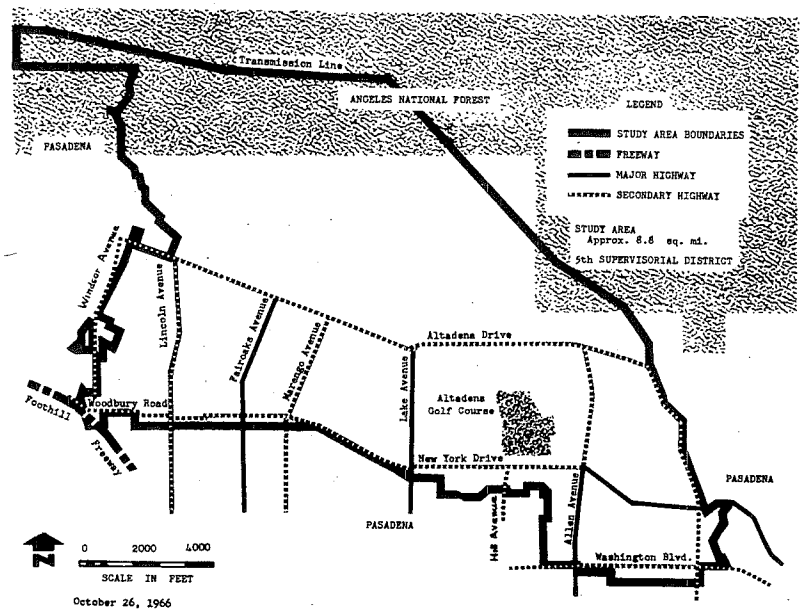
The area often has chill mornings due to elevation and the night-time drainage of cold air from the mountains. Daytime temperatures (despite the southern exposure of the area) are greatly tempered by the shade producing vegetation.

The greatest drawback is air pollution which reduces visibility and causes eye irritation. Prevailing winds trap polluted air from basin areas against the mountains. Because of this, it is particularly necessary to Altadena that downwind industry and automobile exhausts be required to be free of contaminants.

THE COMMUNITY

The study area is bounded on the north by the Southern California Edison Company's powerline right-of-way and on the south by the City of Pasadena. It is bounded on the east and west by the banks of the Eaton Wash and Arroyo Seco drainage channels which are also within the City of Pasadena.

STUDY AREA MAP



The unincorporated community of Altadena has an area of approximately 8.8 square miles with an estimated population of about 43,500 persons living in nearly 14,850 dwelling units, as of January 1, 1969.

Altadena is essentially a residential community in which single family residences predominate, covering over one-half of the community, with limited areas of commercial and industrial development. The existing pattern can be attributed to a great extent to the early adoption of County land use regulations beginning in 1923, which favored residential preservation, and subsequent support by the residents of the regulation whenever changes were requested.

Land Use

Although three-fourths of Altadena is zoned for residential use, only half of the community was developed in this manner in 1966. The difference is due to several factors. Most of the land that is vacant and zoned for residences is in the north (only a few vacant lots remain in Altadena proper) where the terrain is rugged and development costs are high. More than half of this rugged area is federally owner (Angeles National Forest). The balance is zoned for dwellings but used for other purposes--agricultural, cemetery, industrial, public and institutional, recreational, utility, and drainage courses.

The most common residential type was the single family dwelling. There were 13,792 single family residences plus 697 multiple units, as of November, 1966.

Although the single family dwelling appears in several of the density categories, the greatest number are concentrated in the Suburban, Urban I, and Urban III density classifications.

RESIDENTIAL DENSITY CLASSIFICATION TABLE

Residential Densities	DU's per Gross Acre	Lot Area Per Dwelling Unit
Suburban	1.1-2.0	20,000 sq.ft. and above
Urban I	2.1- 3.5	10,000-19,999
Urban II	3.6- 4.5	8,000-9,999
Urban III	4.6- 7.0	5,000-7,999
Medium	7.1-14.0	1,000-4,999
Medium High	14.1-35.0	600-999
High	35.1+	599 and below

Approximately half of all single family residences were located in the Urban III density. The Urban I density accounted for more than a quarter of single family residences, with the balance of single family concentration falling into the Suburban density classification.

A further comparison of the Zoning and Land Use Summary tables indicated that:

1. About 4% of the land zoned R-2 and R-3 (Medium density) was three-fourths developed. The remaining one-fourth was devoted to a combination of vacant lots, parcels developed to lesser densities, or to non-residential uses.

2. Even though R-4 zoning (Medium High density) amounted to only 1.2 acres, none was used for that purpose. Half

was occupied by a school and the balance was developed to a lower density. The only high density developments were located (1) at El Molino between Mariposa and Altadena (10 D.U.'s on 3,500 sq. ft. in zone C-3) and (2) at Mariposa between Lake and Maiden Lane (33 D.U.'s on 18,000 sq. ft. in zone R-3).

3. Commercial zoning and use were indirectly related. The 1.8% of the study area zoned Commercial included vacant parcels and other uses. Furthermore, the 1.3% of Altadena developed commercially fell into several zones.

LAND USE SUMMARY TABLE

Category	Acres	Percent
Residential	2909.8	51.5%
Suburban	(574.4)	(10.2)
Urban I	(801.4)	(14.2)
Urban II	(3.3)	(0.1)
Urban III	(1364.7)	(24.1)
Medium	(165.4)	(2.9)
High	(0.6)	(n)
Commercial	75.6	1.3
Industrial	15.6	0.3
Public and Institutional	130.1	2.3
Recreational	127.4	2.3
Utilities	125.5	2.2
Waterways	79.4	1.4
Cemetery	60.8	1.1
Agricultural	11.5	0.2
Vacant	1052.2	18.6
Streets	1063.1	18.8
TOTALS	5651.0	100.0%

n=negligible
Source: Regional Planning Commission
November, 1966

4. Although industrial land (0.3%) was not fully developed, the amount of land industrially zoned and used was equal because sufficient manufacturing uses exist in other zones to balance these figures.

ZONING SUMMARY TABLE

Category	Acres	Percent
Single-Family Res.	4225.2	74.8%
R-1-5,000	(1.3)	(n)
R-1-7,000	(15.3)	(0.3)
R-1-7,500	(2140.2)	(37.9)
R-1-8,000	(3.0)	(n)
R-1-10,000	(1275.8)	(22.6)
R-1-15,000	(12.4)	(0.2)
R-1-20,000	(670.5)	(11.9)
R-1-30,000	(47.1)	(0.8)
R-1-40,000	(59.6)	(1.1)
Multiple Res.	242.7	4.3
R-2	(174.7)	(3.1)
R-2-P	(0.4)	(n)
R-3	(54.0)	(1.0)
R-4	(1.2)	(n)
RPD	(12.4)	(0.2)
Commercial	101.8	1.8
C-1	(2.8)	(n)
C-2	(25.2)	(0.5)
C-3	(59.7)	(1.1)
C-M	(0.7)	(n)
P	(13.4)	(0.2)
Industrial	18.2	0.3
M-1	(18.2)	(0.3)
Streets	1063.1	18.8
TOTALS	5651.0	100.0%

n=negligible
Source: Regional Planning Commission
November, 1966

Zoning

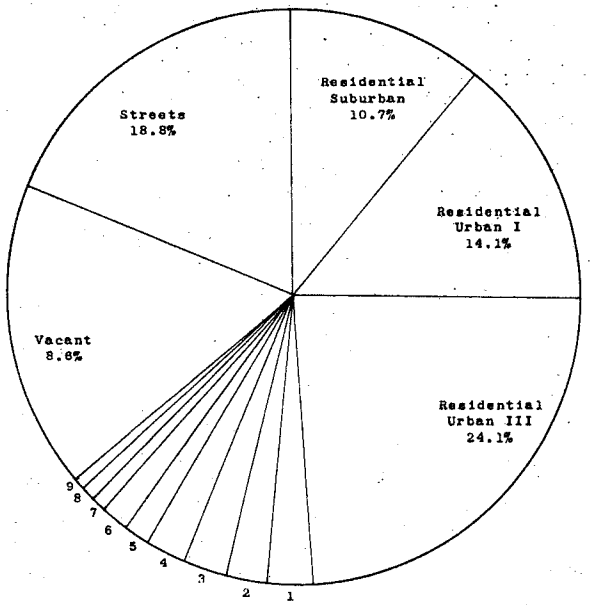
The early zoning history of Altadena was part of a pioneer effort of the Board of Supervisors and the Regional Planning Commission to provide zoning protection to unincorporated areas.

Altadena was probably the first unincorporated community in the United States to be zoned. It was the first county zoning in the State of California and the only county zoning to precede the California Planning Act of 1927.

The Los Angeles County Regional Planning

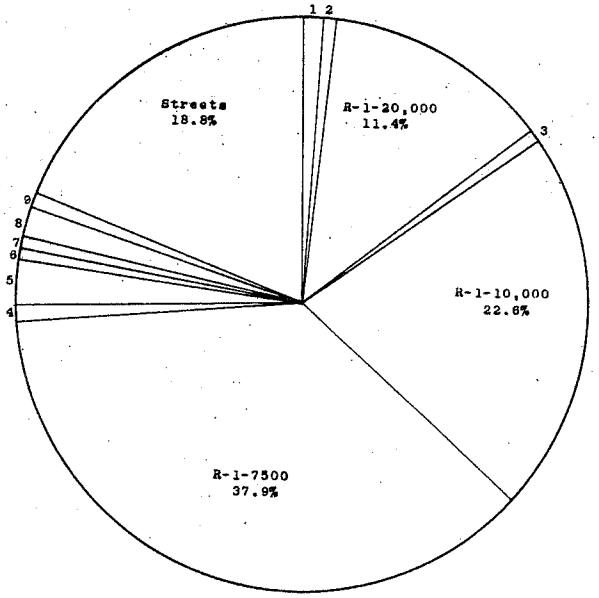
LAND USE - ZONING CHART

LAND USE



1.	Medium Residential	2.9%	6.	Utilities	2.2%
2.	Commercial	1.3%	7.	Waterways	1.4%
3.	Industrial	0.3%	8.	Cemetery	1.1%
4.	Public and Institutional	0.3%	9.	Agricultural	0.2%
5.	Recreational	2.3%			

ZONING



1.	R-1-40,000	1.1%	6.	R-3	1.0%
2.	R-1-30,000	0.6%	7.	RPD	0.2%
3.	R-1-15,000	0.2%	8.	Commercial	1.8%
4.	R-1-7,000	0.3%	9.	Industrial	0.3%
5.	R-2	3.1%			

Notes and Sources:
Total Residential Land Use is 51.5% Total Residential Zoning is 79.1%.
The Regional Planning Commission Land Use Field Survey of Nov., 1966 and Zoning as of March, 1969 were used.

Commission, the first county planning commission in the United States, was established in December, 1922 and the first comprehensive zoning ordinance in the County was adopted September 12, 1927. This ordinance contained the basic zoning plan for Altadena.

In late 1948 the community was restudied and a new zoning map was adopted in 1950. This was the last overall zoning map prepared.

Census Tracts

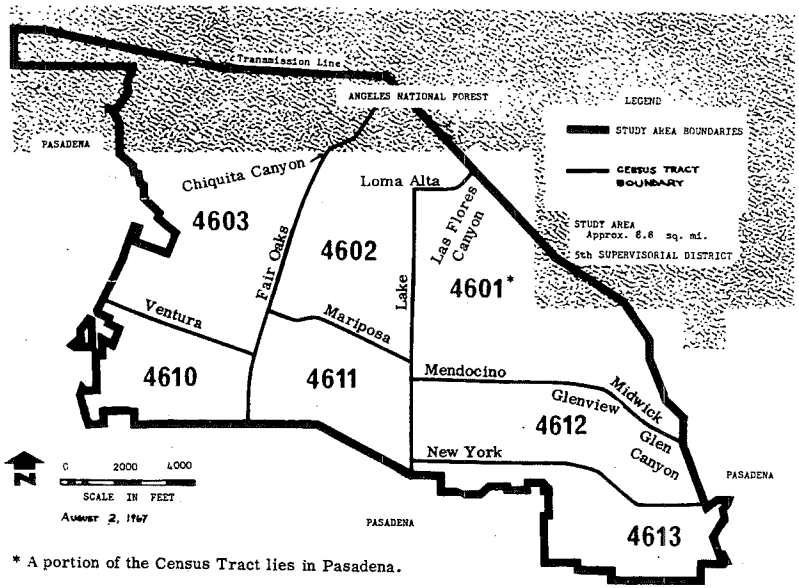
People often mentally divide a community into different parts whether they realize it or not. Hunting a place to live, they consider only certain sections. Conducting a business, they may concentrate their efforts on some areas. Administering the government, officials find different areas have different problems.

Through experience the Census Bureau has found certain definition criteria of population size, easily recognized boundary lines and homogeneity should be observed to make the statistics meaningful. Census tracts should contain, as far as practical, people of similar racial or nationality characteristics, of similar economic status, and with similar housing. It is not desirable to have one part of a census tract composed of expensive homes and the other part of slum dwellings, because average statistics for the tract as a whole would not reflect the condition of either group.

There were seven census tracts in 1960 comprising the Altadena area. It is anticipated that the 1970 census tract boundaries will be the same as the 1960, thus the data could be re-evaluated as soon as the 1970 data becomes available, hopefully sometime before 1972.

In order to make the statistics useful to as many groups as possible and to maintain comparability of data with the U. S. Census data, the land use and zoning data were tabulated into small area census tracts (see pages 10 and 11).

CENSUS TRACT MAP



* A portion of the Census Tract lies in Pasadena.

LAND USE BY CENSUS TRACTS TABLE

CATEGORY	CENSUS TRACTS 4601	4602	4603	4610	4611	4612	4613	TOTALS
Residential:								
Suburban	19.2%	11.7%	7.9%	0	9.9%	9.5%	3.9%	10.2%
Urban I	18.9	18.4	7.4	16.4%	10.7	21.5	9.9	14.2
Urban II	0	0.4	0	0	0	0	0	0.1
Urban III	13.7	22.1	20.3	38.5	24.2	30.1	41.9	24.1
Medium	0.3	1.3	1.0	6.4	8.8	0.8	10.6	2.9
High	(n)	(n)	0	0	0	0	0	n
Agricultural	0.1	0.2	0.5	0	0	0.3	0	0.2
Commercial	0.3	0.8	0.4	3.8	4.4	1.1	2.7	1.3
Industrial	0	0	0	1.6	0	0.3	1.1	0.3
Pub. & Inst.	1.0	1.8	3.2	2.5	2.7	2.7	2.3	2.3
Recreational	0	4.0	2.1	0	0	10.0	0	2.3
Utilities	3.3	2.2	3.8	0.5	1.1	0	0.3	2.2
Waterways	2.8	0.4	2.6	0	0	0.6	0	1.4
Cemetery	0	0	0	0	12.3	0	0	1.1
Streets	17.3	18.1	11.7	27.5	25.1	22.3	26.2	18.8
Vacant	23.0	18.7	39.0	2.8	0.8	0.8	1.1	18.6
TOTALS*	99.9%	100.1%	99.9%	100.0%	100.0%	100.0%	100.0%	100.0%
Area in Acres								
Vacant Usuable	85.0	28.0	230.0	13.0	4.0	5.0	6.0	351
Vacant (Over 25% slope)	186.9	123.4	371.1	0	0	0	0	682
Used	911.7	662.1	942.4	443.7	489.2	607.0	542.5	4618
TOTAL	1183.6	813.5	1543.5	456.7	493.2	612.0	548.5	5651

*Notes and Sources: Totals do not necessarily add to 100% due to rounding. See Census Tract Map, page 9. n=negligible. Usuable means land under 25% slope.

Regional Planning Commission land use as of November, 1966.

ZONING BY CENSUS TRACTS TABLE

CENSUS TRACTS

CATEGORY	4601	4602	4603	4610	4611	4612	4613	TOTALS
R-1-5,000	0%	0%	0%	0%	0%	0.2%	0%	n
R-1-7,000	0	0	1.0	0	0	0	0	0.3%
R-1-7,500	26.6	38.0	27.7	58.6	24.2	64.2	56.1	37.9
R-1-8,000	0	0.3	0	0	0	0	0	n
R-1-10,000	1.5	26.9	57.5	0	25.9	3.2	0	22.6
R-1-15,000	1.1	0	0	0	0	0	0	0.2
R-1-20,000	46.2	13.3	0	0	0	3.9	0	11.9
R-1-30,000	2.0	0	0	0	0	4.0	0	0.8
R-1-40,000	4.2	1.2	0	0	0	0.1	0	1.1
R-2	0.2	0.5	0.8	5.6	15.5	0	9.7	3.1
R-2-P	0	0	0	0	0.1	0	0	n
R-3	0.4	0.7	0.1	0	2.4	0.2	5.1	1.0
R-4	0	0	0	0	0	0	0.2	n
RPD	0	0	0.8	0	0	0	0	0.2
C-1	0	0	0	0	0	0	0.5	n
C-2	0	0.4	0.2	0	1.7	0.6	1.1	0.5
C-3	0.3	0.4	0.2	3.9	4.2	1.0	0.9	1.1
C-M	0	0	0	0.2	0	0	0	n
P	0.2	0	0.1	0.5	0.8	0.3	0.3	0.2
M-1	0	0	0	3.8	0	0	0	0.3
Streets	17.3	18.0	11.7	27.5	25.1	22.3	26.2	18.8
TOTALS*	100.0%	99.9%	100.1%	100.1%	99.9	100.0%	100.1%	100.0%
Acres	1183.6	813.5	1543.5	456.7	493.2	612.0	548.5	5651.0

*Notes and Sources: Totals do not necessarily add to 100% due to rounding. See Census Tract Map, page 9. n=negligible.

Regional Planning Commission zoning as of November, 1966.

Existing Circulation

Altadena has approximately 13 miles of Master Plan Highways (see Study Area Map, p. 5), and 82 miles of local streets. The construction of these Highways is limited by available gas tax funds; local street improvements are paid out of the general fund. Priorities, based on need, are established relative to the inefficiency or deficiency of the route. High accident rates and lack of traffic capacity are inefficiencies. Broken pavement is a deficiency.

Existing Traffic Flow Map (p. 13) illustrates the present, pre-freeway traffic. Several construction programs are planned for Altadena due to inefficiencies. The funded improvements are:

Woodbury Road, Raymond to Los Robles; and Altadena Drive, Altadena at Lake.

The programmed improvements are:

Washington Blvd., Altadena to Allen; and Windsor Ave., Woodbury to Lincoln.

Schools

The school needs of Altadena cannot be disassociated from the problems of the rest of the school district. The problem of over-use, particularly of the high and junior high schools, affects all educational levels. The Odell-MacConnell Associates report (Dec., 1965) that on the elementary level two schools are needed in Altadena to relieve overcrowding.

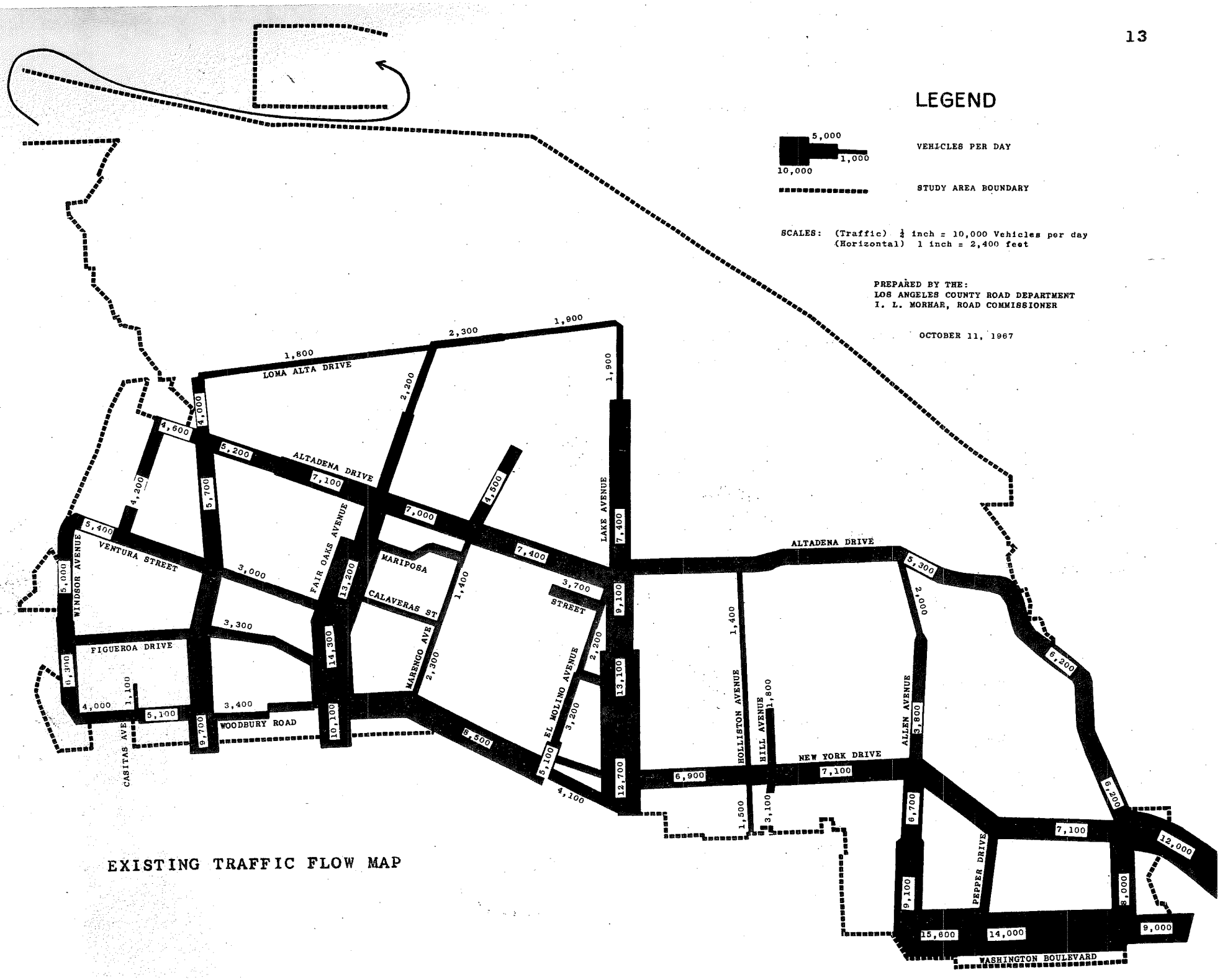
At the secondary level, the problem is to provide individualized instruction, flexible and modern facilities, and ethnic balance to a growing school system. The cluster concept in the Davis, MacConnell, Ralston, Inc., report (Jan., 1969) is the proposed solution. Late in April, 1969, the voters will be asked to approve this plan in the bond election. Included with the clustered high school system is a junior high school for Altadena.

Parks

Regional parks in the unincorporated areas of the County are financed by the general fund by the County Parks and Recreation Department. In Altadena these are the Farnsworth and Loma Alta parks, and the Altadena Golf Course.

While the completion of a foothill trail system and operation of the two existing regional parks are projects of the Parks Department; it has been recommended that local citizens become involved in the planning, leadership, and operation of procedures providing needed local recreational opportunities--neighborhood parks and youth services, particularly for teenage girls and young women. Matters of community beautification can be handled at this level, and financing methods, such as the State-City Service Area Resolution or special district taxation, should be studied.

The future recreation needs and recommendations were outlined in the Hjelte report, Recreation and Youth Services Profile of Pasadena-Foothill Area prepared for the Pasadena Community Planning Council in 1968.



EXISTING TRAFFIC FLOW MAP

ITS PEOPLE

Altadena grew at a steady rate until World War II. During the 1940-50 decade the population increased by nearly 53%. Such growth was commonplace in Southern California at that time for the war brought many changes and there was considerable land to develop. Since then, the numerical and percentage rates of growth have declined, as space for development has decreased and as the base population has increased, to about 14% in the decade 1950-60 and 7% in the last nine years.

The current population, as of January 1, 1969, of Altadena was estimated at 43,500. The future population of the community cannot be estimated with any accuracy until the feasibility of developing the hillside areas has been ascertained and the kind of community Altadenans want is expressed.

If the vacant land is developed at two dwelling units per acre, for example, the population could increase by approximately 6,000 people. If a demand exists for multiple dwelling units, the potential would be even higher and Altadena could have a total population in excess of 50,000.

Population Growth 1930-69

Altadena increased in population from 1930-69 at a faster rate than Pasadena, an older and more settled community, but slower than the San Gabriel Valley or the County. Altadena increased at 2.3% per annum whereas Pasadena increased 1.3% per year; and the County 3.2%.

POPULATION GROWTH 1930-69 TABLE

Year	Population	Numerical Increase	Percentage Increase
1930	18,604	-	-
1940	23,359	4,755	25.6%
1950	35,696	12,337	52.8
1960	40,568	4,872	13.6
1969	43,500	2,930	7.2
1930-69	(rounded)	24,900	134.0%

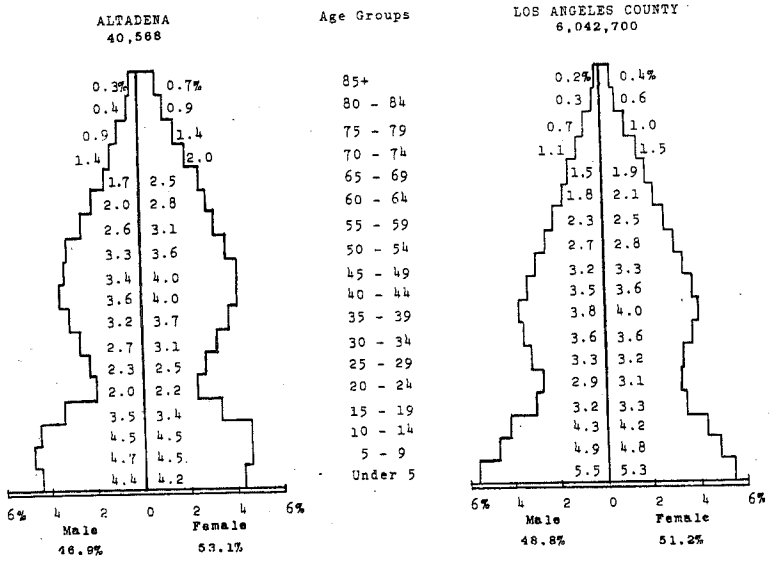
Age Breakdown 1960

A breakdown of 1960 age groups showed that Altadena had a population generally older than the County average (see age-sex charts, page 15). Census Tracts 4611 and 4613 have an even greater imbalance because several large retirement homes are located there.

AGE GROUP 1960 TABLE

	Altadena		Los Angeles County
Age Groups	Number	Percent	Percent
0-4 yrs.	3,490	8.6%	10.7%
5-19 "	10,174	25.1	24.7
20-39 "	8,809	21.7	27.6
40-59 "	11,203	27.6	23.9
60 & above	6,892	17.0	13.1
Total	40,568	100.0%	100.0%

AGE-SEX CHART



Source: 1960 U. S. Federal Census of Population and Housing

Although many exceptions can be observed in the community, we could generalize by saying Altadena residents were better educated, had a higher income and were more likely to be professional people than the average County resident as indicated by the 1960 U. S. Census.

Education 1960

Educational levels for persons over 25 years of age in Altadena in 1960 varied among the seven Census Tracts from a median of 13.9 years to 12.2 years.

Overall this figure was higher than the County and Pasadena medians.

EDUCATIONAL LEVEL COMPARISONS 1960 TABLE

Area	Yrs. of School Completed Persons 25 yrs. and over
ALTADENA	12.6
Pasadena	12.4
Los Angeles County	12.1

The people of the community were reasonably well educated in 1960, 19.4% have had from one to three years of college and 19.5% had four or more years. This was in distinct contrast with the County, where the averages were 14.4% and 9.8%, respectively.

Income 1960

The level of income was directly related to education and profession. Areas which are high in the other two categories rank high in income; the converse is also generally true. Altadena, overall, had a higher average income than Pasadena and Los Angeles County in 1960.

INCOME COMPARISONS 1960 TABLE

Area	Median Income
ALTADENA	$8,191
Pasadena	$6,922
West San Gabriel Valley	$7,407
Los Angeles County	$7,046

The 1960 Census reported that the income level with the most families was the $10,000 to $14,999 level. Twenty-two and six-tenths per cent (22.6%) of the families belonged in this bracket. Altadena also had 9.3% of its families earning less than $3,000 per year.

Employment 1960

Altadena had a higher percentage of its labor force in professional and managerial work than many nearby communities.

Individual census tracts varied greatly from this community norm. As might be expected, where the level of education was high, the number of professional people was also high.

EMPLOYMENT 1960 TABLE

	ALT. %	Pas. %	L.A.Co. %
Professional, Technical and Kindred	21.5	17.8	14.1
Manager, Proprietors	13.7	11.1	10.0
Clerical and Kindred	17.2	16.6	17.5
Sales Workers	10.5	8.6	8.0
Craftsmen, Foremen and Kindred	11.8	9.8	13.8
Operatives and Kindred	9.0	10.2	17.1
Private Household Workers	2.1	5.2	1.9
Service Workers, except Private Household	6.5	8.9	7.8
Laborers, except Mine	3.1	4.0	3.9
Occupation not Reported	4.7	7.8	5.9

Race 1960

No comprehensive population data has been compiled since the 1960 Census. Yet, there is evidence that the racial composition in parts of Altadena has rapidly changed and the use of the old figures for present conditions could be misleading.

RACE 1960 SUMMARY TABLE

Race		Number		Percent
White		38,339		94.61%
Non-Whites:		2,229		5.49
Negro	(1484)		(3.66%)	
Am. Indian	(19)		(0.05)	
Japanese	(562)		(1.38)	
Chinese	(70)		(0.17)	
Filipino	(72)		(0.18)	
Others	(22)		(0.05)	
Total		40,568		100.00%

The greatest concentration of non-whites in 1960 were located in the southwesterly portion of Altadena, in Census Tract (CT) 4610 (33%) and CT 4603 (3.2%). Of the total non-Caucasians, nearly 84% were located in CT 4610 and about 11% in CT 4603.

A portion of Census Tract 4601 lies within the City of Pasadena, thus increasing the total population of Altadena (as defined elsewhere in the U. S. Census) by 231 persons.

RACE 1960 BY CENSUS TRACTS TABLE

Census Tract	Total Pop.	Caucasian	Non-Cauc.	NonCaucasian Negro	Other
4601	6260	6243	17	9	8
4602	5621	5575	46	11	35
4603	7824	7574	250	139	111
4610	5656	3791	1865	1318	547
4611	4138	4114	24	5	19
4612	4919	4909	10	1	9
4613	6381	6364	17	1	16
Total	40,799	38,570	2229	1484	745
Percent	100.0%	94.61%	5.49%	3.66%	1.83%

Race 1961-68 School Enrollment

Caution must be exercised in assuming that the racial composition of public school enrollment reflects the racial composition of the total population. For one thing, the affect of changing school attendance zones, which may cause non-resident students to be counted, has not been investigated. Moreover, prior school enrollment data classified "whites with Spanish surnames" pupil as nonwhites, making comparisons with the 1960 Census difficult.

However, figures for individual elementary schools strongly suggest a continued nucleation of nonwhites (especially Negroes) in the areas west of Fair Oaks Avenue (Census Tracts 4603 and 4610).

Public elementary school enrollment figures for nine elementary schools, including Audubon, show increases of 5.7 percent within Altadena (1.7 percent within the Pasadena Unified School District) for the period October, 1961 to October, 1968. Negroes accounted for 12.4 percent of the public school population in Altadena in 1961 (3.66 percent of the total population in the 1960 U.S. Census); however, the Negro percentage of public elementary school enrollment had increased to 38.3 percent by October, 1968. Other minority groups accounted for 4.2 percent of the public elementary school enrollment in October, 1968 (1.84 percent of the total population in the 1960 U.S. Census), making the total nonwhites public elementary school population 42.5 percent.

RACE 1968 ELEMENTARY SCHOOL ENROLLMENT TABLE

Category	Elementary School Enrollment (CT 4603, 4610) West of Fair Oaks Ave.	(CT 4602, 4611) Between Fair Oaks Ave. and Lake Ave.	(CT 4601, 4612, 4613) East of Lake Ave.
White			
Spanish Surnames	159	78	48
Other white	456	924	1496
Nonwhite			
Negro	1720	352	30
Other nonwhite	167	42	20

Source: Pasadena Unified School District Research Reports 270 & 270a, October, 1968.

HOUSING

Housing Characteristics 1960

Two general characteristics of Altadena's housing were revealed through examining the owner-renter and length of occupancy rates reported in the 1960 Federal Census. Over three-fourths (75.6%) of the community's dwelling units were owner-occupied; 21.1% were renter-occupied, and 3.3% were vacant in 1960. Renter rates were highest in those census tracts with many multiples. Because of the relatively low percentage of multiples in Altadena the rate of home ownership was fairly high. Nearby Pasadena had a 48.7% rate of home ownership and a rental rate of 45.2%. Los Angeles County was similar (51.2% and 42.6%).

Very minor differences existed, between the seven census tracts, in length of occupancy. In general, the tracts with larger homes and lots had residents who had lived there the longest. Smaller homes and smaller lots had the highest turnover. The Census reported that 8.6% of the Altadenans arrived prior to 1939.

Nearly half of Altadena's housing was twenty-five years old or older in 1960. Whether housing needs to be replaced depends more upon upkeep rather than chronological age.

In 1960, the Census showed that 43.8% of all housing was built prior to 1940. Individual census tracts far exceeded this figure. Census tracts 4611, 4613 and 4610 had the oldest homes with 58.3%, 51.1% and 49.1%, respectively, built prior to 1940.

Housing 1960-69

No doubt many changes have taken place since the 1960 Census. Unfortunately there is no current data to indicate what these changes might be, except for estimates of housing type and total number of dwelling units.

The increase (7.6%) in the number of dwelling units in Altadena for a 9-year period was slightly more than the population gain (7.2%). Single family homes (13,773) were the rule and multiple family dwellings (1,075 units) were only a small part of total housing as of January 1, 1969. The trend is toward higher densities when older single family homes are replaced.

SUMMARY HOUSING GROWTH 1930-69 TABLE

Year	DU's	Increase	Rate of Increase-%
1930	no data	-	-
1940	5,780	-	-
1950	12,042	6,262	108.34%
1960	13,802	1,760	14.61
1969	14,848	1,046	7.6

Note: Decade years are as of April 1 and 1969 as of January 1.

HOUSING GROWTH 1960-1968 BY CENSUS TRACTS TABLE

Year	Single Family By CT							Multiple By CT							Total By CT							
	4601	4602	4603	4610	4611	4612	4613	4601	4602	4603	4610	4611	4612	4613	4601	4602	4603	4610	4611	4612	4613	TOTAL
1960*	18	30	33	6	5	9	5	0	12	0	4	14	0	5	18	42	33	10	19	9	10	141
1961	22	23	28	5	4	6	7	4	0	0	0	2	0	33	26	23	28	5	6	6	40	134
1962	16	25	25	9	2	4	7	0	6	14	0	28	0	6	16	31	39	9	30	4	13	141
1963	4	20	22	12	3	3	4	0	8	6	3	0	0	8	4	28	28	15	3	3	12	93
1964	44	51	24	7	25	7	3	0	39	0	31	27	0	16	44	90	24	38	52	7	19	276
1965	13	14	18	-7	23	-2	2	5	0	0	0	16	24	62	18	14	18	-7	39	22	64	168
1966	34	2	9	-10	-1	4	9	0	14	12	47	-2	0	4	34	16	21	37	-3	4	13	122
1967	5	2	0	-12	-3	6	1	0	0	0	-7	2	0	4	5	2	0	-19	-1	6	5	-2
1968	9	4	-6	-31	-4	2	0	0	0	0	0	0	0	0	9	4	-6	-31	-4	2	0	-26
TOTALS	165		153		54		38		79		78		24		174		185		141		176	
		171		-21		39		9		32		87		138		250		57		63		1046
TOTALS BY TYPE	599 ~~604~~ (57%)							447 ~~438~~ (43%)							1046 ~~1042~~ (100%)							

Notes & Source: Regional Planning Commission
*1960 data are for a 9-month period.
See Census Tract Map, p. 9.

COMMUNITY PARTICIPATION

A community general plan can have little or no effect on future development unless it reflects the goals and objectives of the citizens of the community. In order to establish the vital communication link with local leaders and citizens and to achieve community involvement in the planning process, the County encouraged the establishment of an advisory planning committee within the Altadena community planning area.

The 30-member Altadena Planning Advisory Committee and its Subcommittees, comprised of members representing a cross-section of the community, have played an important role in developing goals and objectives representative of Altadena and in publicizing the planning program.

After the required public hearing before the Regional Planning Commission and approval of the Preliminary General Plan, continued efforts of interested individuals and groups within the community will be required to carry out the proposals and policies contained in the Plan.

COMMUNITY GOALS AND OBJECTIVES

The essence of planning is to view the community as a whole. It is a large and complex unit, whose form can be designed and controlled by regulations. Planning, then, serves to project a future pattern and to develop the control measures necessary to move the community toward that goal. The purpose is to make the community look toward the long term future, so that short term decisions do not damage the long term goals.

Goals and objectives for the Altadena Community were started on August 10, 1967, and were adopted unanimously by APAC on February 11, 1969. They are varied and comprehensive and were divided into groups primarily based on the elements of the State Planning Law. These elements are the land use, economic development, circulation, public facilities, schools, parks and recreation, and aesthetics goals. Specific application of these studies should lead to greater convenience of living, a more orderly and efficient economy and increased beauty of environment.

General Goals

To encourage public participation in the community's planning programs.

To make the Altadena Community a more attractive, efficient, and pleasant place in which to live, work, and enjoy leisure hours.

To promote community identification and unification.

To preserve the unique character and natural advantages of Altadena grown out of its unparalleled physical setting and generally harmonious development.

To achieve a balance in the age, income level, and racial composition of the population.

To establish a pattern of land uses which will promote the highest degree of health, safety, efficiency, and well being for all segments of the community.

To create a logical pattern of neighborhood units in fully compatible relationships with other more intense uses of the land.

To maintain a flexible planning program to take advantage of improved planning techniques and to provide for population growth and changing economic and social conditions in the community.

General Objectives

To provide guidance and furnish information on planning matters to the citizens of the community and to various business, professional, and civic organizations.

To maintain contact between the Planning Commission and the community through the means of a lay planning advisory body.

To provide a fertile climate for the growth of the community's social, educational, religious, recreational, and cultural facilities.

To protect the community from noise, odor, smoke, through-traffic, and blight arising from non-residential uses in living areas and from a general decline in maintenance.

To create a strong central core functioning as the focus of administrative, financial cultural, and entertainment activity.

To develop a more compact community by fostering greater density of development in and near the central core.

To attempt to keep unique areas and enhance their attraction and appeal, e.g., Christmas Tree Lane, Millard Canyon, scenic overlooks, the golf course and trees.

To prevent a rigidly, stratified community by creating a greater diffusion of population groups to lessen intercommunity

General Objectives (cont.)

tensions as the population increases and urban points of conflict are multiplied.

To encourage the creation of a greater variety and choice in living environments or housing areas, which provide all citizens a greater range of choice in housing types, in purchase and rent levels, and in design of projects.

To eliminate substandard and unhealthful conditions and encourage the rebuilding of the older sections of the community.

To provide density standards that will insure adequate space, light, air, safety, and amenities.

To divide the community into workable, small sections for statistical ease of problem solving, and other purposes.

To investigate the feasibility of new imaginative design and corrective measures to solve problems and fulfill the community's ambitions.

Land Use Goals

To maintain a compatible land use pattern in keeping with the goals of the community.

To preserve and enhance the residential character of the community as a predominantly low-density, single-family area.

To preserve sound existing structures and rehabilitate deteriorating structures.

To maintain a strong central core through land use development policies.

Land Use Objectives

To provide limited industrial areas at strategic locations.

To assure the most desirable transition from the non-living areas to the adjacent living areas utilizing buffers and high development standards.

To preserve the views in the development of vacant lands in the foothill area by promoting single-family, low-density land use.

To maintain minimal lot area requirements for single-family homes in new subdivisions and in the developed areas in accordance with the existing zoning and in no case less than 7,500 sq. ft.

To protect the fine residential amenities (such as schools, parks, street trees, other landscaping, underground utilities, etc.) in the single-family neighborhoods.

To enrich the living qualities of our multiple residential areas by providing more usable open space and imaginative siting designs.

To continually enforce the building, health and safety, and fire prevention codes in a strict and corrective manner.

Economic Development Goals

To create and maintain healthy economic conditions by encouraging suitable concentrations of commercial and industrial developments.

To revitalize and improve the community shopping area adjacent to the administrative, civic, and cultural center; and neighborhood shopping areas adjacent to the subcenters.

To locate industrial areas adjacent to major access routes.

To encourage high standards of development, aesthetic considerations, and tasteful, well-scaled identification signs in commercial and industrial areas.

Economic Development Objectives

To encourage the retention and expansion of the research and development area in the southwest corner of the community.

To designate sufficient commercial types and areas to serve the community in the light of findings on buying habits and purchasing power.

To renew the old and moribund commercial centers for consumer convenience.

To encourage the conversion of vacant commercial land uses to non-retail commercial uses, such as professional, office, and financial establishments.

To establish a favorable climate for investment in the commercial areas.

To maintain a complex of dispersed neighborhood commercial service and retail sales areas situated for convenience to the residential areas.

To redesign shopping areas in relation to trade area, access highways, off-street parking lots, adequate loading and unloading facilities, grouping of retail stores and separation of pedestrian traffic.

To promote a redistribution and to compactly group certain business establishments in the commercial cores.

To create a more desirable commercial environment by solving current physical problems including land use incompatibility, parking, and inefficiencies in the design of parcel sizes.

To locate on Woodbury Avenue, with immediate access to the Foothill Freeway, a light manufacturing area devoted to preferred types.

To limit the use of advertising structures and identification signs to an appropriate size and design.

To encourage commercial areas to develop desirably distinctive qualities in their design, appearance, and operation.

Economic Development Objectives (cont.)

To maintain high quality standards in the design, construction, and landscaping of existing industrial land uses.

To create sources of employment, varied in type and requirements of skill, within the general land use framework.

To provide areas for commerce which are convenient to all consumers, compatible with adjacent land uses, and well located relative to the circulation system.

Circulation Goals

To develop a circulation system which will provide for the safe and convenient movement of people and goods within Altadena and between Altadena and other parts of the region.

To consider the future transportation needs of the region and realize the community's role in the pattern.

To create efficient internal street systems within the various neighborhoods, fully coordinated with the basic, major thoroughfare plan.

To utilize a variety of modes of travel and maintain their functional separation within the community.

To assure high aesthetic standards in the design, routing, and landscaping of future improvements and additions to the basic circulation system.

Circulation Objectives

To require dual access ways or other special access treatment for all future residential areas in high fire hazard areas.

To strive for the improvement of various transportation routes, particulatly in the light of future demands.

To explore a variety of solutions in improving existing routes to meet advanced standards.

To recommend a separation of pedestrian from vehicle traffic in shopping and higher density residential areas, including as well, equestrian from vehicle traffic at trail intersections.

To insist that a definite plan and schedule be adhered to for improvement of all streets in Altadena.

To require road improvements which consist of curbing and grade paving rather than lesser quality surfaces.

Public Services Goals

To provide the citizens of Altadena with superior schools, excellent parks, well paved and well-lighted streets, up-to-date transportation, proper sanitary facilities, modern public buildings, and the necessary public services and facilities.

To coordinate and provide complete utility services to the entire community.

Public Services Goals (cont.)

To centralize public services for consumer convenience.

To emphasize the need for positive action to solve current serious drainage problems; to assist in the exploration of alternative solutions; and to utilize every available avenue to insure that future development does not add to nor complicate the existing problems.

To maintain adequate police and fire protection.

To minimize disruption of the community in instances of the construction, repair, and maintenance of public facilities.

Public Services Objectives

To locate additional public facilities which may become necessary, such as parks and governmental offices.

To recommend a full-range of public services and utilities.

To recommend the creation of a cultural-governmental civic center, including libraries and museums, art galleries, auditoriums and multi-purpose facilities.

To maintain continual liason with the Flood Control District to assure prompt remedies and individual consideration of unique drainage problems.

To assist the Flood Control District in its program of financing, planning, and coordinating the establishment of flood control improvements which will ultimately result in a complete system protecting life and property.

To encourage and promote the continuing improvement of fire and police protection standards commensurate with the population and values invested in the community.

To incorporate fire protection standards (such as adequate water flow, water pressure, access roads, fireproof roofing, and fire retardant ground cover) into all future urban development.

To coordinate all departments involved in under-street facilities to avoid the frequent digging up of streets, particularly in new subdivisions when underground utilities are installed.

To provide underground utilities in new subdivisions and when new streets are widened, relocated or improved.

School Goals

To provide school facilities to serve the community's social, cultural, vocational, and recreational, as well as educational needs.

To establish school sites of sufficient size to provide adequate space for all school activities, including physical education.

School Goals (cont.)

To have schools contribute, through their location and design, to the identities of the respective communities which they serve.

To centrally locate schools so as to permit safe, direct access for the maximum number of attending students.

To establish school sites in locations free from such external disturbing factors as heavy traffic, excessive noise, offensive odors, and incompatible land uses.

School Objectives

To assist the School District in the long-range planning of the public school system, particularly in the anticipation of school needs and acquisition of school sites.

To investigate and recommend suitable locations for the school facilities required to meet future needs within the Altadena sector of the school district.

To complement existing school recreational areas with community or neighborhood parks.

To plan school facilities based on the standards of the Pasadena Unified School District.

To coordinate the future development of the community and the expansion of the of the school facilities through a citizen advisory committee.

To relate school needs to projected population based on proposed residential densities and anticipated population characteristics.

To consider the relocation of schools when change in the area makes continued operation unfeasible or inadequate.

Parks and Recreation Goals

To provide a balanced recreational program to serve effectively a population with varied ages, characteristics, needs, and interests.

To assist the Los Angeles County Parks Department in the anticipation of regional park needs and the acquisition of adequate land at the appropriate time.

To assist the Pasadena Recreation Commission in the development of a system of dispersed neighborhood recreation facilities.

To expand existing parks and recreational facilities.

To designate additional open space.

Parks and Recreation Objectives

To support the development of specialized recreational facilities for youth, e.g. sub-teens and teen-aged groups.

Parks and Recreation Objectives (cont.)

To support the development of specialized recreational facilities and cultural programs for the senior citizens.

To support the use of professional staff and programming in connection with recreational facilities.

To assist the Los Angeles County Parks Department in developing park and recreation facilities of community significance, capitalizing on and improving natural features, unique vistas, and historic points of interest.

To preserve and extend the present riding and hiking trails system into a continuous loop system connecting the community with external trail systems.

To provide a public swimming pool.

To encourage the development of cultural facilities, e.g. theaters, schools, museums, art galleries, etc.

To develop more small neighborhood parks adjacent to schools in critical areas to meet the specific needs of residents within the immediate vicinity.

To provide open space for both active and passive recreational use, thereby to increase opportunities for recreation and to provide essential breathing space in the urban environment.

Aesthetic Goals

To establish and maintain standards and policies for beautification of the community.

To preserve and enhance the natural and man-made scenic beauty and quality of environment indigenous to the community.

To exercise urban design sensitivity in the design and construction of freeways, public works, utilities, and governmental facilities, in the development of new neighborhoods, and in the redevelopment and reconstruction of old neighborhoods.

To heighten community stature and pride through greater emphasis on the placement, physical relationship, and design qualities of civic improvements.

To recognize open space as a necessary form of land use and as a recreation and beautification opportunity.

Aesthetic Objectives

To limit to the maximum extent possible through zoning and subdivision regulations, the removal of vegetation, especially mature trees.

To require planting and installation of an adequate watering system on all newly created slopes.

Aesthetic Objectives (cont.)

To require, where possible, the addition of trees, shrubs, and flowering plants in parkways, power line and flood control rights-or-way and within the plantable portions of the proposed Foothill Freeway.

To maintain a reasonable and appropriate program for street tree planting and landscaping in the developed areas.

To provide landscaped median strips with turn-in-bays wherever feasible.

To recommend to the Regional Planning Commission and Board of Supervisors that new subdivisions be required to place utilities underground.

To design and construct future electrical substations so as not to mar views and the skyline.

To preserve the dignity and beauty of unique single family dwellings and mature trees, e.g. the old estates and trees could be designated as historical sites or landmarks where feasible.

To consider the preservation of Christmas Tree Lane as an historical landmark.

To maintain high standards in property maintenance for all housing through strict code enforcement.

To relocate appropriate civic facilities within a single administrative center buffered from surrounding land uses by adequate landscaping and walls.

To utilize open space with landscaping wherever possible as buffers against other land uses and to provide scenic relief in the urban scene.

To limit to a reasonable number and location, and appropriate size and use of advertising structures and identification signs.

PLANNING PRINCIPLES AND STANDARDS

In addition to these goals, the following principles were used to relate the varying residential densities and other land uses to their physical environment. Except for minor areas where the community sought to change existing patterns, the Preliminary General Plan follows generally the existing zoning classifications and pattern.

The Urban I, II, and III residential densities, the number of dwelling units on a certain unit area, are situated on gradually sloping land some areas of which approach 10% and more of slope. The Urban I and Suburban patterns follow existing zoning recommendations from the 10% slope up to a point where slopes steepen to 25% slope or greater. In the rugged foothill and mountain sector of Altadena, which for reasons of lack of accessibility and limited adaptability

to urban type of use under the U. S. Department of Agriculture, National Forest Service control, was planned for open space use. Millard Canyon was also recommended as open space because of the need to preserve the scarce aesthetic value inherent in its stream and vegetation.

The area of commercial use on the Preliminary General Plan closely parallels existing use patterns. An attempt to improve the area was made in the Plan by recommending that the commercial uses be grouped, such as: retail commercial and personal services; finance, business and professional offices; and highway related business groupings.

Convalescent home or hospital activities should be situated near hospitals for the convenience of the doctors and near transportation services for the convenience of the out-patients and visitors. Consequently, convalescent hospital centers were recommended near the Altadena Community and St. Luke's Memorial Hospitals.

The advisory committee felt that school needs in the area require additional facilities and that the school-park concept (combining neighborhood parks with schools to provide a multiple use of the facilities) be followed wherever and whenever practical. School relocations were recommended in keeping with school goals which seek to remove schools from commercial and industrial areas on busy thoroughfares.

As industrial areas often are located near major transportation routes, the industrially planned area is a logical extension of the existing industrial development situated near Woodbury Road access to the proposed Foothill Freeway. This area is an important gateway to the community and requires high standards of development and appearance.

The standards used in drafting the Plan are basically concerned with the space, location, and development requirements for land use, circulation, and community facilities. A summary of the standards utilized in the Altadena Community Preliminary General Plan is shown in the following table.

PRELIMINARY GENERAL PLAN LAND USE STANDARDS TABLE

RESIDENTIAL[a]

Density Classif.	Density Range[a] DUs/Gross Acre	Average DUs/Gross Acre	Minimum Parcel Size	Typical Housing Type	Height Limit	Persons Per DU
Suburban	1.1-2.0	1.5	20,000 sq. ft.	Singles	2 Stories	3.5
Urban I	2.1-3.5	2.8	10,000 sq. ft.			
Urban II	3.6-4.5	4.1	8,000 sq. ft.			
Urban III	4.6-7.0	4.6	7,500 sq. ft.			
Medium	7.1-14.0	10.6	7,500 sq. ft.	Duplexes, Apts. or Townhouses	2 Stories	3.0
Medium High	14.1-35.0	24.6	7,500 sq. ft.			2.5

COMMERCIAL[b]

Types	Site Size (Acres)	Population Served	Distance Between Centers	Number of Stores	Minimum Parking	Acres/ 1000 Persons
Neighborhood	5-10	5,000- 10,000	1-3 miles	10-15	3:1	1.00
Community	10-25	10,000- 100,000	3-5 miles	20-40	3:1	1.7

INDUSTRIAL[c]

Classification	Minimum Streets	Minimum Parking
Light Manufacturing	60' Paving on 80' Right-of-Way	1:2 employees or 1:500 sq. ft. of floor space

CIRCULATION[d]

Classification	Right-of-Way Width[e]	Paved Width
Major Highway	100 feet (with landscaped median)	84 feet
Secondary Highway	80 feet	64 feet

SCHOOLS[f]

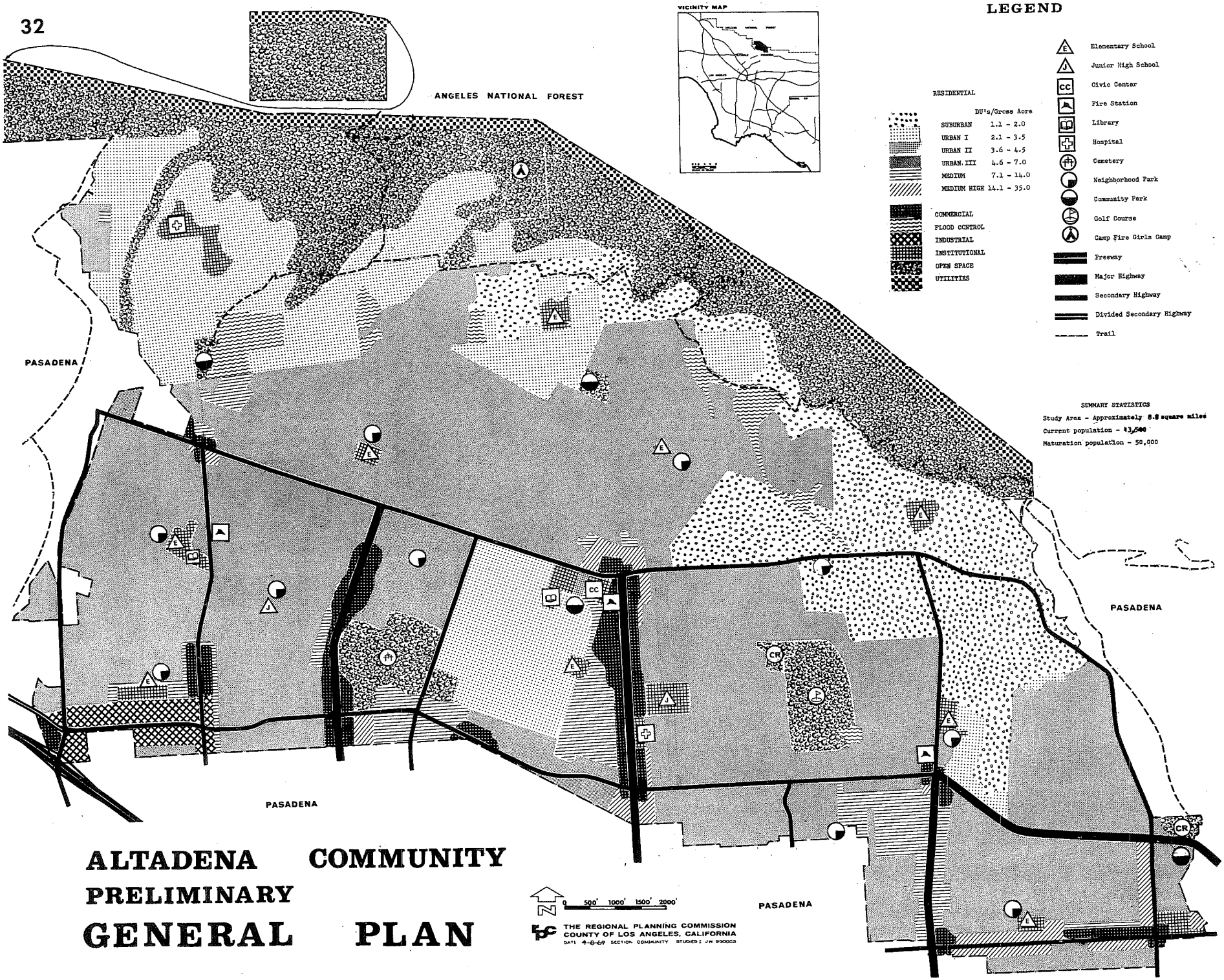
Grades	Site Size (Acres)	Height Limit	Enrollment (Pupils)	Pupils Per DU	Grades	Maximum Walking Distance (Miles)
K-6	5+	1-story	600-750	1.00	K-3	3/4
7-8	15-20	2+ stories	1200-1500	0.31	4-6	1
9-12	30-35	4 stories	2500	0.33	7-8	1 1/2
					9-12	2

PARKS[g]

Types	Site Size (Acres)	Site Size Adjacent to School (Acres)	Service Radius (Miles)	Population Served	Acres/1,000 Persons
Neighborhood	7-10	3-5 Elementary	¼-½	4,000- 5,000	4
Community	20-40	10-20 Junior or Sr. H. S.	1-1¼	20,000-30,000	
Trails	Width-6' Minimum				
Trail Stop	1 Ac. Minimum				

Notes and Sources:

a. Residential density gross acre is defined to mean residential land including local access streets. DU=Dwelling Unit. Since a minimum lot size of 7,500 sq. ft. has been recommended, the Urban III density classification cannot be used at the higher range--the average reflects this limitation.
b. Source: Regional Planning Commission, 1954 and 1963.
c. Industrial land requirements are based on area and regional population and not limited to the community population.
d. Sources: Los Angeles County Road Department and Regional Planning Commission.
e. Some special cases, e.g. Lake Avenue (90'), have a narrower right-of-way.
f. Sources: Pasadena Unified School District and Regional Planning Commission. Smaller sites are possible for elementary schools if multi-storied.
g. Sources: Regional Planning Commission and Los Angeles County Department of Parks & Recreation, 1959. Playgrounds satisfying recreational requirements were estimated as: 2½ acres for elementary schools, 5 acres for intermediate schools, and 20 acres for a high school. Regional Planning Commission, Master Plan of Riding and Hiking Trails, 1956.



ALTADENA COMMUNITY
PRELIMINARY
GENERAL PLAN

REGIONAL PLANNING COMMISSION — COUNTY OF LOS ANGELES

OWEN H. LEWIS, CHAIRMAN — O.K. CHRISTENSON, DIRECTOR

Land Use Element

The projections of land uses are based on the single-family character of the community as premised in the Goals and Objectives for the Altadena Community, discussed earlier in this report.

Residential-The major use of land proposed on the Plan is for residential purposes. About 73% of the total area, 4123 acres, will be used for residential and will theoretically accommodate approximately 17,910 dwelling units or possibly about 52,000 persons at saturation. Approximately 20% of the total dwellings are projected as multiples and the remainder as single-family homes. A more realistic population of 50,000 persons is predicted based on the following assumptions: (1) that all land will not be 100% developed, and (2) that some residential parcels will be developed in non-residential uses such as churches, parochial and special schools, military academies, YMCA, etc.

Ratios of various areas to resident population are therefore based on a probable maturation population of 50,000 persons. These ratios are used to test out the adequacy of the land allocated for future use.

Commercial-The ratio of commercial area to the resident population is about 2.0 net acres (excluding streets) per thousand persons which is somewhat lower than the County standard of 2.7 net acres per thousand. There are 102 net acres of commercial land on the Plan or 133 acres including streets.

Industrial-The ratio of proposed industrial to resident population is 0.86 net acre per thousand population which is considerably below the County standard of 8 acres per thousand; however, industrial sources of employment are found in Pasadena and surrounding areas. The future character of the community obviates any industrial expansion over and above that recommended by the Plan.

Public Schools-Public schools include 8 elementary schools (54 gross acres) and 1 junior high school (13 gross acres). The Plan proposes the addition of 1 elementary school (6 gross acres) and 1 junior high school (18 gross acres) for a combined total of 91 gross acres for public schools.

Recreational-In addition to the existing County Golf Course (58 gross acres), 2 community parks (Loma Alta, 7.2 gross acres and Farnsworth, 9.8 gross acres); the Plan proposes 2 additional community parks, 1 in Eaton Canyon (7 gross acres) and another to supplement the civic uses in the central core (12 gross acres). It also proposes the addition of 10 neighborhood parks (46 gross acres); 8 to be provided in conjunction with existing school playground facilities and 2 free-standing. The Camp Fire Girls Camp Area consists of 51.4 gross acres. The total (82 gross acres) of

existing and proposed local parks falls short of the standard of 4 net acres per thousand population; however, no allowance has been made for playground areas within existing public school grounds and for possible recreational areas developed in the open space category, neither of which have been calculated.

The Plan also suggests that the trail system shown on the County Master Plan of Riding and Hiking Trails be completed through the foothill sector and that a lateral be provided through Millard Canyon to connect with an existing trail network in the Arroyo Seco.

Commercial Recreation-The private recreational facility, adjacent to the golf course (6 gross ac.) and another north of New York in Eaton Canyon (6 gross ac.) have been designated as commercial recreation.

Institutional-Institutional facilities include 3 fire stations, 1 sheriff's station, 1 building and safety office, 2 libraries, 1 health center, 2 post offices, a Road Department office and yard and 2 hospitals. Area set aside for civic use has been increased as part of the central core concept to allow for expansion of existing County administrative functions and the addition of other facilities when time and need permit.

These existing and proposed facilities total 88 gross acres.

Utilities and Flood Control-Utility land uses (132 gross acres) and Flood Control District facilities (80 gross acres) are shown on the Plan since they are necessary public facilities and are major uses of land. The Plan recommends no changes in this category.

Cemetery-The Mountain View Cemetery facilities total 65 gross acres.

Open Space-682 gross acres have been designated as open space which is intended for conservation, watershed, flood control and special recreation uses. All of the open space (682 gross acres) consists of land over 25% slope extending along the northerly boundary.

The following table gives the approximate gross area (including streets) and percent of the total area to be devoted to each type of land use. The residential category is further divided into density groupings, which are, in turn, converted into potential dwelling units and population using an average figure. The figures and percentages are calculated on the basis of 100% development of the Plan, which is possible but not probable.

PRELIMINARY GENERAL PLAN ANALYSIS TABLE

	Gross Ac.	% of Area	Average DU's/Gross Ac.	Total DU's	Saturation Population
RESIDENTIAL					
Suburban	585	10.36%	1.5	878	2,544
Urban I	993	17.57	2.8	2,780	8,056
Urban II	3	.05	4.1	12	35
Urban III	2,278	40.31	4.6	10,479	30,368
Medium	195	3.45	10.6	2,067	5,990
Medium High	69	1.22	24.6	1,697	4,918
TOTAL RESIDENTIAL	4,123	72.96		17,913	51,911
Commercial	133	2.35			
Industrial	54	0.95			
Schools	91	1.61			
Recreational	191	3.38			
Commercial Recreation	12	0.22			
Institutional	88	1.56			
Flood Control	80	1.42			
Utilities	132	2.34			
Cemetery	65	1.15			
Open Space	682	12.06			
TOTAL	5,651	100.0%			

Circulation Element

The circulation element is concerned with achieving the goal of providing safe and efficient movement of people and goods. The General Plan proposes a system of major and secondary highways designed to meet the future needs of the community.

Major Highways are located and designed as long-distance, high-volume thoroughfares furnishing connections between important traffic generators and between these generators and such points as freeway interchanges. Portions of Allen Avenue, Fair Oaks Avenue, Lake Avenue, and New York Drive are designated as major highways.

Secondary Highways provide for somewhat lesser volumes of traffic than major highways and over shorter distances. Their primary function is to connect the parts of the community and tie them to nearby areas. Portions of Allen Avenue, Altadena Drive, Hill Avenue, Lincoln Avenue, Marengo Avenue, New York Drive, Washington Boulevard, Windsor Avenue and Woodbury Road are designated as secondary highways.

Although the community's goals and objectives indicate recognition of its role in the circulation system of the larger area, specific objections have been made to further widening or reclassification of the Woodbury Road-New York Drive route at this time, and to a proposed highway alignment relative to Windsor Avenue. The effect of freeway construction near the community on the circulation pattern of Altadena is unknown at the present time, although adjustments must be anticipated within the lifetime of the Plan.

IMPLEMENTATION

The required end product of the planning process is implementation, whereby the plan policies and proposals result in real improvements in the community environment. A number of tools are available to the community for plan implementation, the most important of which are discussed briefly below.

Zoning

The Zoning Ordinance regulates the use of buildings, structures and land; signs and billboards; location, height and bulk of structures; the size and use of lots, yards, courts and other open spaces; and the intensity of land use. It also establishes off-street parking and loading requirements, and building setback lines, and provides for the creation and regulation of public sites and buildings.

The Zoning Ordinance also provides the necessary device for design control by the establishment of planned development projects by special permit procedures.

Proposed changes in the zoning map and zoning ordinance regulations as well as applications for zone exceptions and special use permits must be acted upon continually by the Planning Commission. The adoption of a General Plan will provide a sound basis for decision when such proposals are evaluated.

Subdivision

The Subdivision Ordinance requires that each proposed division of land be reviewed for compliance with such standards as access, street improvement, soil conditions, drainage, lot size and width, grading, geological hazards, fire protection (water flow) and sewers.

Due to the scarcity of vacant land, except for the foothill area especially in the northwestern section; no extensive subdivision activity, except for minor land divisions or "lot-splits," is foreseen.

Public Lands

Planning law require that before any sale or acquisition of property by the County may occur, the matter must be submitted to and reported on by the Planning Commission. The proposed acquisition of school property must be submitted to and reported on by the Planning Commission and the school district may follow the Commission's recommendation; however, it must wait 30-days to follow action which is contrary to the recommendations.

The rugged portion of the foothills (over 25% slope) shown as open space on the General Plan could be implemented by redrawing the Angeles National Forest boundaries and requesting the federal government to acquire the steeply sloped property.

Special Districts

Laws are available for establishment of pedestrian malls and other community improvements through the creation of special assessment districts.

Landscaped medians on Lake Avenue, the provision of local parks and a more extensive recreational program could be accomplished by the creation of a park and recreation district.

The pedestrian mall concept of separating pedestrian travel from vehicular travel, such as suggested for Mariposa Street between El Molino and Lake Avenues, could be established under the Pedestrian Mall Law of 1960 or by the two special assessment district methods.

Code Enforcement

Codes regulating minimum conditions of use, construction, alteration, repair, maintenance and demolition of private property are contained in various ordinances. These ordinances are the building, plumbing, electrical, fire prevention and public health ordinances.

Enforcement of the codes is essential to prevent, arrest, and eliminate deteriorating structures.

Federal Housing Assistance

Many low-income families do not have the financial means to adequately meet the minimum code requirements. A program similar to the Home Owners Modernization Effort (HOME) for improving the East Los Angeles area may be appropriate in the southwestern portion of Altadena. Exceptionally good financing by the Federal Government in the form of outright grants, low-interest mortgage refinancing and reduced costs of public facilities may be obtained.

Aesthetics

In 1960 an ordinance was passed giving the County Engineer responsibility in removing dilapidated, vacant and highly vandalized structures. This ordinance was later expanded to permit the Building and Safety Division to remove junk or litter on a lot.

Organized citizen participation, such as the newly formed Altadena Beautiful, is helpful through complaints and possible community clean-up program.

Central Core

It is important to have alternative implementation solutions since one may prime the idea pump and suggest another solution. There is no requirement that any one suggestion be adopted. It may be better to select the best elements of several solutions.

One possible solution to Altadena's central business area has become know as the AIA--"Architects in Action"--Central Core Concept. The Pasadena Chapter members of the American Institute of Architects have volunteered their services in this design. This suggestion includes the mall principle to be achieved in a three phased program.

"Basic to a study of the Central Core area is a determination of the appropriate and logical disposition of the commercial, cultural and governmental uses within its boundaries. We recommend that as a long term philosophy, business establishments be encouraged to arrange themselves into generally compatible clusters, rather than to continue to string themselves along Lake Avenue. The few resulting open areas could then be developed into pleasant park-like landscaped spaces with purely visual, or possible historical, monumental or memorial themes.

"The present primary concentration of retail commercial activity, and the historical commercial center of Altadena is in the Lake-Mariposa region. Generally, west of this intersection are well-developed trends toward a governmental center, and what might become a cultural center anchored by the Altadena Library. Also in this general area is present development which suggests the possibility

of a future horticultural or nature study park. In the general area between Eliot Jr. High and New York Drive is a well developed trend toward a Professional-Medical cluster. We could find no good reason for trying to upset or reverse these trends or to discourage expansion of these concentrations."

"The 100 ft. width of Mariposa, with a level east-west axis already dead-ending into Lake Ave. with El Molino as a bypass street, and with a commercial frontage long overdue for major face-lifting, seems admirably suited for development as a mall."

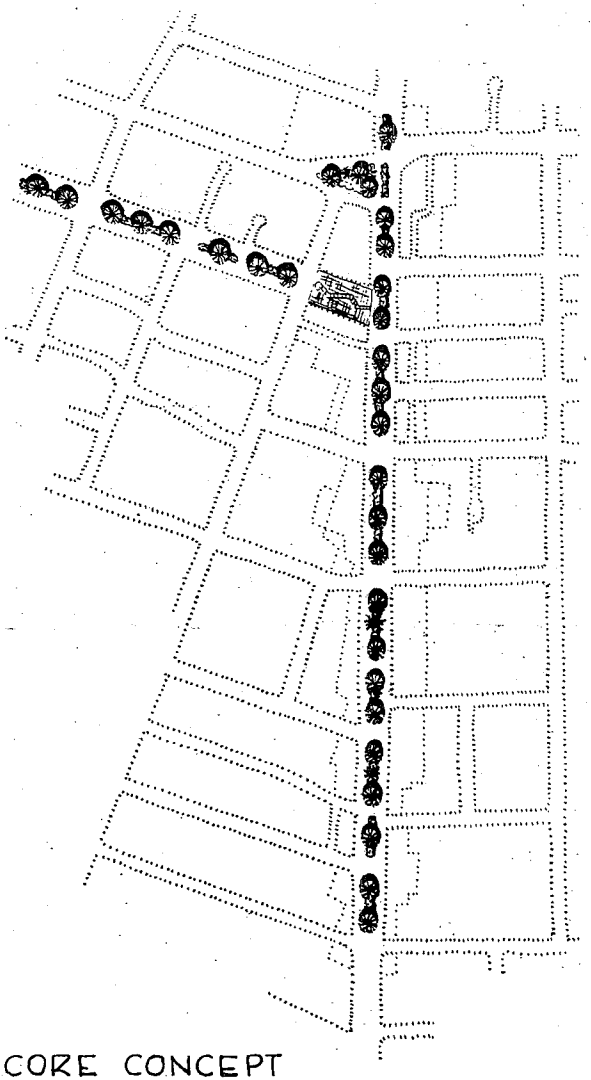
"In connection with Lake Ave. itself, we feel that, as a general concept, shopping would be much more inviting, and both shopping and parking more efficient and less hazardous if its main orientation were transferred from up and down Lake Ave. to an east-west direction roughly perpendicular to Lake. We would propose to accomplish this by encouraging the development of what we would call, for want of a better term, 'finger malls,' 3 or 4 shops long, with east-west axes, each with a sort of 'village' atmosphere and possibly its own theme, with parking as required in the rear. Access from the parking would be through the shops or stores, or by means of shopping 'arcades.' Shoppers' trams would provide a continuous transportation system in and around the malls."

"Certain residential streets where practicable would be dead-ended as required. Access to the parking from Lake Ave. would be provided by primary east-west streets and thence by a continuous north-south cross drive serving not only the landscaped parking areas, but as relief for the residential streets which were dead-ended."

"The location of the 'finger malls' would be entirely flexible, flanking Lake Ave. in an opposing or staggered arrangement, or angled with Lake, as circumstances dictated. Further separation of vehicular and pedestrian traffic would be achieved in any of three ways:

1. Where the gradient of Lake Ave. is sufficient, by ramped promenades across Lake, providing enjoyable overlooks of activity in the 'finger malls' below, and spectacular valley and mountain views. These crossings would also provide access to possible future upper-level restaurant enterprises, and other more exotic shopping experiences.
2. Where the gradient of Lake Ave. is less; by pedestrian under-pass.
3. Where neither of the above means is practicable; by controlled pedestrian cross-walks at grade."

CENTRAL CORE - PHASE 1 MAP



PHASE 1

CENTRAL CORE CONCEPT
LAKE AVE. AND VICINITY

0' 300' 600' 900'

DESIGN:
AIA - PASADENA CHAPT.
MARCH 26, 1969

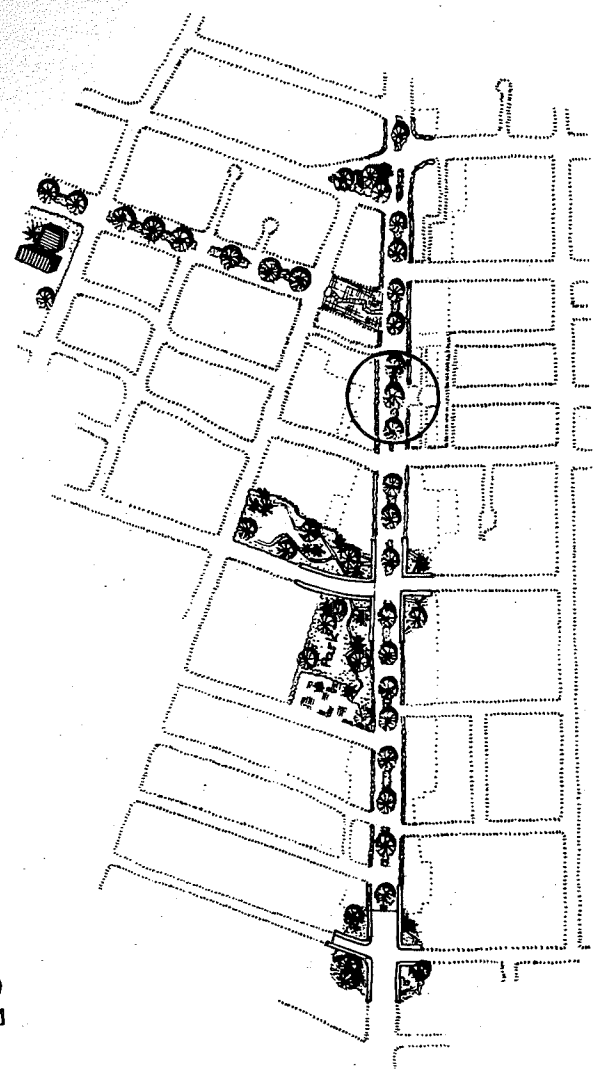
SKETCH:
R.P.C. MAPPING H.L.

Phase 1: Ideally, the concept would be implemented in three stages, or phases. The first includes the undergrounding of all overhead utilities, the development of a landscaped median strip down Lake Avenue, and the development of Mariposa Street between Lake Avenue and El Molino Avenue as a pedestrian mall, and from El Molino Avenue to Santa Rosa Avenue as a vehicular mall.

Phase 2: The second phase would include the widening of Lake Avenue to 90 feet, with landscaped parking strips and minimum sidewalks. Development of "finger malls" and the removal of vehicular parking from Lake Avenue would commence. Finally, an underpass of Lake Avenue would be provided leading to vehicular parking on the west side of Lake, and to a recreational park serving both Eliot Junior High and Altadena Elementary Schools.

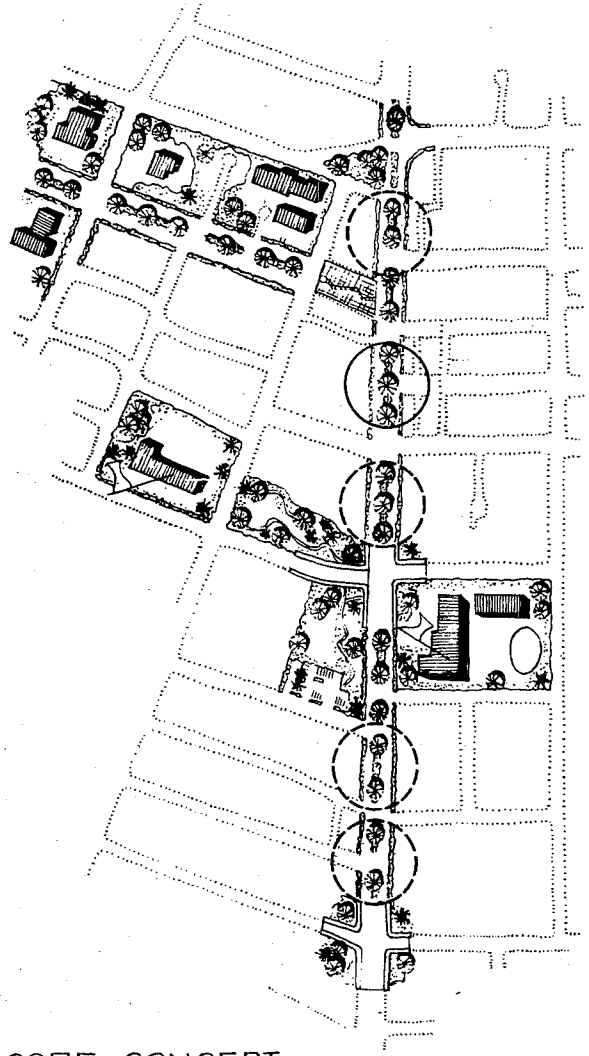
Phase 3: In the final stage, a complete separation of vehicular and pedestrian traffic would be carried out through the construction of the ramps across Lake Avenue. The "finger mall" concept and governmental and cultural centers would be developed further.

CENTRAL CORE - PHASE 2 MAP



PHASE 2

CENTRAL CORE - PHASE 3 MAP



PHASE 3

CENTRAL CORE CONCEPT
LAKE AVE. AND VICINITY

N

0' 300' 600' 900'

DESIGN:
AIA - PASADENA CHAPT.
MARCH 26, 1969

SKETCH:
R.P.C. MAPPING H.L.

ACKNOWLEDGMENTS

The Regional Planning Commission gratefully acknowledges the assistance and helpful suggestions offered by the Altadena Planning Advisory Committee:

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Miss June Davidson, Secretary

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Mr. Harry W. Smith

Mr. Marion R. Smith

Mr. Lloyd Weber

Mr. William B. Webster

Mr. Oscar Werner

Mr. Ted R. Wood

The Regional Planning Commission also thanks the following agencies for their comments on the proposed plan:

Altadena Library District

American Institute of Architects, Pasadena Chapter

Community Planning Council

California State Department of Agriculture, Soil Conservation Service

California State Department of Education

California State Department of Parks and Recreation

California State Department of Public Health, Bureau of Hospitals

California State Department of Public Works, Division of Highways, District 7

California State Department of Water Resources

California State Colleges

Foothill Municipal Water District

Health Planning Association of Southern California

Las Flores Water Company

Lincoln Avenue Water Company

Los Angeles County Air Pollution Control District

Los Angeles County Animal Control Department

Los Angeles County Assessor

Los Angeles County Chief Administrative Officer

Los Angeles County Community Services

Los Angeles County Disaster and Civil Defense Commission

Los Angeles County Engineer

Los Angeles County Fire Department

Los Angeles County Flood Control District

Los Angeles County Health Department

Los Angeles County Human Relations Commission

Los Angeles County Local Agency Formation Commission

Los Angeles County Mental Health Department

Los Angeles County Parks and Recreation

Los Angeles County Public Library

Los Angeles County Public Social Services Department

Los Angeles County Road Department

Los Angeles County Sanitation Districts

Los Angeles County Sheriff's Department

Los Angeles County Superintendent of Schools

Los Angeles County Supervisor, Fifth District

Los Angeles County Veterinarian

Metropolitan Water District

Pacific Telephone and Telegraph Company

Pasadena City College

Pasadena City Manager

Pasadena Community Renewal Agency

Pasadena Unified School District

Recreation and Youth Services Planning Council

Rubio Canyon Land and Water Association

Southern California Edison Company

Southern California Gas Company

Southern California Rapid Transit District

Southern Counties Gas Company

U. S. Government, Department of Agriculture, Forest Service, Angeles National Forest, Arroyo Seco District

U. S. Government, Department of Agriculture, Soil Conservation Service

U. S. Government, Department of the Army, Corps of Engineers

U. S. Government, Post Office Department

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