



**PROJECT NUMBER** PRJ2023-003106-(5) **HEARING DATE** June 24, 2026

**REQUESTED ENTITLEMENT(S)**  
Conditional Use Permit No. RPPL2023004561  
Minor Parking Deviation No. RPPL2023004570  
Variance No. RPPL2026001376

## PROJECT SUMMARY

**OWNER / APPLICANT**  
McDonald’s Corporation

**MAP/EXHIBIT DATE**  
April 1, 2026

### PROJECT OVERVIEW

A request to rebuild and expand a drive-through restaurant, including replacement of a 2,277-square-foot restaurant building damaged in the Eaton Fire with a 4,142-square-foot restaurant building, and expansion of the former drive-through from one lane to two lanes in the C-3 (General Commercial) Zone and Altadena Community Standards District. The Project also includes a Minor Parking Deviation to authorize a reduction of the required 24 parking spaces to 17 spaces, and a Variance to authorize a 15-foot-tall pole-mounted freestanding sign to replace the previous monument-style freestanding sign.

**LOCATION** 1306 North Altadena Drive, Altadena **ACCESS** North Altadena Drive, East Washington Boulevard

**ASSESSORS PARCEL NUMBER(S)** 5751-005-020 **SITE AREA** 0.46 Acres

**GENERAL PLAN / LOCAL PLAN** West San Gabriel Valley Area Plan **ZONED DISTRICT** Altadena **PLANNING AREA** West San Gabriel Valley

**LAND USE DESIGNATION** GC (General Commercial) **ZONE** C-3 (General Commercial)

**PROPOSED UNITS** N/A **MAX DENSITY/UNITS** N/A **COMMUNITY STANDARDS DISTRICT** Altadena

**ENVIRONMENTAL DETERMINATION (CEQA)**  
N/A – Staff recommends that the project be redesigned.

### KEY ISSUES

- Consistency with the Los Angeles County General Plan and the West San Gabriel Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.20.040 (Development Standards for Commercial Zones)
  - Section 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M)
  - Section 22.112.070 (Required Parking Spaces)
  - Section 22.158.050 (Conditional Use Permit Findings and Decision)
  - Section 22.176.030 (Minor Parking Deviation Findings and Decision)
  - Section 22.194.050 (Variance Findings and Decision)
  - Section 22.320.060 (West San Gabriel Valley PASD Areawide Development Standards)
  - Section 22.320.070 (West San Gabriel Valley PASD Zone-Specific Development Standards)
  - Section 22.320.090 (Altadena Community Standards District)

<b>CASE PLANNER:</b> Melissa Reyes	<b>PHONE NUMBER:</b> (213) 974-6411	<b>E-MAIL ADDRESS:</b> mreyes2@planning.lacounty.gov
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