



PROJECT NUMBER PRJ2021-001327-(5) **HEARING DATE** January 15, 2025

REQUESTED ENTITLEMENT(S)
Minor Conditional Use Permit (“MCUP”) No. RPPL2021003527
Administrative Housing Permit No. RPPL2021003544

PROJECT SUMMARY

OWNER / APPLICANT KT and KT Investments, LLC / Kluger Architects	MAP/EXHIBIT DATE 2/15/24
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PROJECT OVERVIEW

A MCUP and Administrative Housing Permit is requested to authorize the construction of a three-story, 42,524-square-foot mixed-use residential and commercial development with 2,122 square feet of ground floor retail space, 639 square feet of temporary leasing office space, and 54 apartment units, including 5 units restricted to extremely low income households earning up to 30% of the Area Median Income (“AMI”), and 1 unit restricted to very low income households earning up to 50% AMI. The Project includes 80 parking spaces on the ground floor, 41 bicycle parking spaces, 7,571 square feet of landscaped open space, and 24 new trees.

LOCATION 2214 Windsor Avenue, Altadena	ACCESS Windsor Avenue
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ASSESSORS PARCEL NUMBER(S) 5827-008-072	SITE AREA .95 Acres
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GENERAL PLAN / LOCAL PLAN Altadena Community Plan	ZONED DISTRICT Altadena
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LAND USE DESIGNATION BP (Business Park)	ZONE C-M (Commercial Manufacturing)
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PROPOSED UNITS 54	MAX DENSITY/UNITS 48 (11% Density Bonus Proposed)	COMMUNITY STANDARDS DISTRICT Altadena Community Standards District
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ENVIRONMENTAL DETERMINATION (CEQA)

The project qualifies for an Exemption for Residential or Mixed-Use Housing Projects pursuant to California Public Resources Code section 21159.25.

KEY ISSUES

- Consistency with the Altadena Community Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Chapter 22.120 (Density Bonus)
 - Chapter 22.121 (Inclusionary Housing)
 - Chapter 22.160 (Conditional Use Permits, Minor)
 - Chapter 22.166 (Housing Permits)
 - Chapter 22.306 (Altadena Community Standards District)
 - Section 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M)
 - Section 22.140.350 (Mixed Use Developments in Commercial Zones)

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