Department of Regional Planning

• Who are we?
  – We write and enforce the policy and codes for unincorporated Los Angeles County

• What are we trying to do at this meeting?
  – Explain the document and maps.
  – Decide whether your community would like to change your CSD
What Is A Community Standards District (CSD)?

Title 22 = Los Angeles County Zoning Code

Agua Dulce CSD = Title 22 + Agua Dulce Specific Zoning Rules
The Community of Agua Dulce already has a very limited CSD. It was established in 1985, and has only a few rules:

- 2 acre minimum lot size not including easements
- Rules preventing gutters and sidewalks in rural areas.

Your Town Council wants to revise and expand the CSD to create new rules intended to preserve the rural character of Agua Dulce.
History of The CSD Revision

Agua Dulce CSD- 1985

The Agua Dulce Town Council worked on revising and expanding the CSD since 2006. Many drafts.

Our department has worked with the Town Council since 2008 on creating a draft which is acceptable to the County of Los Angeles and to the Town Council.

February 2010, we held the first Community Meeting. You voted for more revisions on the draft, and a chance to look over the draft changes more closely.
Highways and Local Streets

ROAD DESIGN:

• Paving width limited

• Curbs, gutters, sidewalks, and street lights will be built only where necessary for public safety

• Shoulders (public right of way) will remain unobstructed so that equestrians can use this area for travel.

STREET LIGHTS:

• New lights installed only where necessary for public safety

• Shielded to prevent light pollution
Exterior Lighting (private lighting)

After the February 2010 meeting, the Board of Supervisors initiated a rural lighting standards project for all of LA County.

Your Town Council is providing the draft of the standards they proposed to this project, and you are invited to be involved in the creation of new lighting standards.
Signs

- Reduced number of sign types allowed compared to LA County Code.
- Limits number of signs and size of signs.
- Temporary signs must be removed in a timely fashion.
- Residential Entrance Signs, new sign type: all residences may have a sign (Ex.“Howard Villa”)

Ballot #3
Vegetation Conservation

Removed from 2011 draft at Town Council suggestion.

Existing zoning code already protects vegetation.
Trails

All Discretionary Projects (CUPS) shall contain trail easements (based on Adopted Trails Plan for the Santa Clarita Valley Area Plan)

Trail Standards

• Not located next to roads
• Connectivity to local features and other trails
• Sets minimum standards for trail construction
• Community notice and input phase
Density controlled Development

Often called “clustering”, this is when developers place homes close together, preserving the rest of the land as open space.

• Minimum lot size is 2 acres.
• Yards must meet Agua Dulce requirements
• Lots have a minimum width and depth (165 ft)
Hillside Management

When more than 5 parcels are created or developed this section requires a written record stating that grading is limited to the individual structures being created.

Cannot level the whole site:
Significant Ridgeline Protection

• Significant Ridgelines are identified and mapped.

• Standards require that no one builds in a way that breaks the ridgeline.

• Additional permitting (CUP) is required for people who feel they need to build in the ridgeline area.
Drainage

- Limited percentages for “impervious finished surface areas” on parcels.
- Design guidelines encourage permeable solutions and swales.

<table>
<thead>
<tr>
<th>USE TYPE</th>
<th>MAXIMUM</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential</strong></td>
<td></td>
</tr>
<tr>
<td>Less than 1.25 acres</td>
<td>42% or up to 11,00 sq ft</td>
</tr>
<tr>
<td>Less than 1.25 acres</td>
<td>20%</td>
</tr>
<tr>
<td><strong>Non-Residential</strong></td>
<td></td>
</tr>
<tr>
<td>Open storage and old age homes</td>
<td>65%</td>
</tr>
<tr>
<td>Churches or schools</td>
<td>75%</td>
</tr>
<tr>
<td>Hospitals, cemeteries, mortuaries and mausoleums</td>
<td>80%</td>
</tr>
<tr>
<td>Stores, supermarkets, shopping centers, restaurants, service stations, motels, hotels, office buildings, professional buildings, banks, warehouses, manufacturing, enclosed storage, lumber yards and kennels</td>
<td>85%</td>
</tr>
</tbody>
</table>
Zone Specific: Residential and Agricultural

<table>
<thead>
<tr>
<th>Lot Size (Acres)</th>
<th>Min. Front Yard (ft)</th>
<th>Min. Rear Yard (ft)</th>
<th>Min. Side Yard (ft)</th>
<th>Min. Width and Depth (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 1 acre</td>
<td>R-1 rules</td>
<td>R-1 rules</td>
<td>R-1 rules</td>
<td></td>
</tr>
<tr>
<td>1 or more</td>
<td>25 ft</td>
<td>15 ft</td>
<td>10 ft</td>
<td></td>
</tr>
<tr>
<td>2 or more</td>
<td>50 ft</td>
<td>25 ft</td>
<td>25 ft</td>
<td>165 ft</td>
</tr>
</tbody>
</table>

- Home based occupations operations (hours, number of people). Slightly relaxes LA Code for Agua Dulce specific uses.
Zone Specific: Residential and Agricultural

Dogs:

<table>
<thead>
<tr>
<th>Parcel Size</th>
<th>Number of Dogs Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under one acre</td>
<td>LA County Standards (3 dogs)</td>
</tr>
<tr>
<td>One acre or more</td>
<td>+2 dogs</td>
</tr>
<tr>
<td>2 acres</td>
<td>+3</td>
</tr>
<tr>
<td>3 acres or more</td>
<td>+4 dogs</td>
</tr>
<tr>
<td>Maximum Dogs</td>
<td>7 total</td>
</tr>
</tbody>
</table>
## Cargo Storage Containers

<table>
<thead>
<tr>
<th>Net Acreage of Lot</th>
<th>Maximum Number of Containers</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-1.9</td>
<td>1</td>
</tr>
<tr>
<td>2-2.9</td>
<td>2</td>
</tr>
<tr>
<td>3-4.9</td>
<td>3</td>
</tr>
<tr>
<td>5-9.9</td>
<td>4</td>
</tr>
<tr>
<td>10 and greater</td>
<td>4 + 1 container per each 5 additional acres or fraction thereof</td>
</tr>
</tbody>
</table>
Residential Truck Parking

Parcels of 5 acres or greater may park 1 commercial vehicle owned or operated by a resident.

Requires a commercial driveway apron permit from Public Works

May not be parked in required yard areas (setbacks).

No repair, no living in trucks.

Agua Dulce would be the only community with this provision.
Zone Specific: Commercial & Manufacturing

- Structure designs: Western, Southwestern, Spanish Mission, Victorian, Native American
- Utilities and equipment visible from street-screened.
- If the parcel is next to a trail, or right of way, access routes provided, and at least one hitching post.
Community Meeting:
• We tell you what we did.
• You tell us what you think
• We proceed if there is a general consensus

Regional Planning Commission:
• Hears presentation on the provisions,
• Listens to public comments
• Decides if the ordinance is ready to go to the Board of Supervisors or needs changes.

Board of Supervisors:
Hears presentation on the provisions,
Listens to public comments
Decides if the ordinance is ready to be approved

Ordinance Passes Board
How to Vote:

• Like the CSD? Vote YES in the FINAL VOTE BOX

• Don’t like the CSD? Vote NO in the FINAL VOTE BOX

• Like individual parts of the CSD? Vote YES in the FINAL VOTE BOX and vote on individual numbered parts of your ballot.
Contact Us:

Los Angeles County
Department of Regional Planning
Emma Howard

[link to email]

213-974-6476
320 W. Temple Street
Los Angeles, CA 90012