

AGUA DULCE COMMUNITY STANDARDS DISTRICT

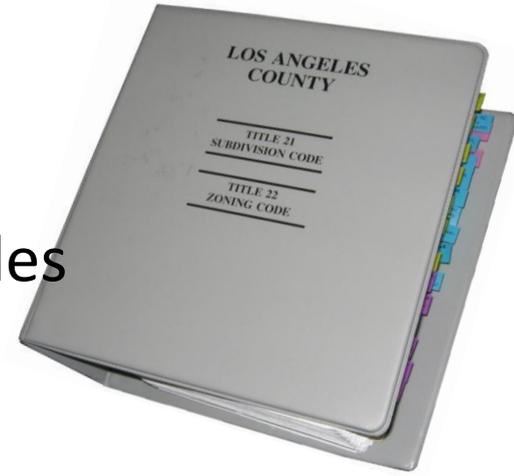


Los Angeles County
Department of Regional Planning
May 25, 2011



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



Current CSD

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

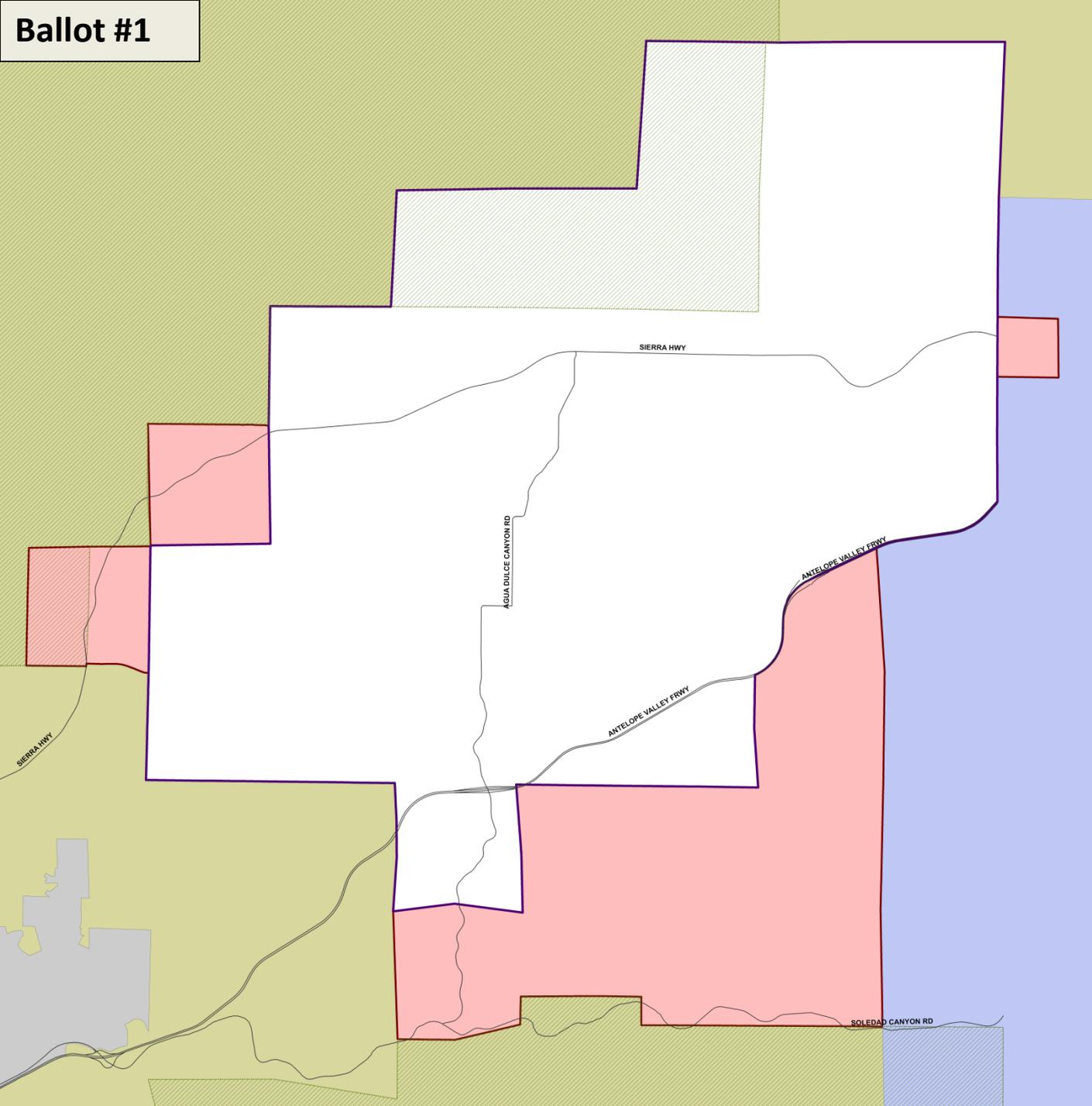
The Agua Dulce Town Council worked on revising and expanding the CSD since 2006. Many drafts.

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.

*Agua Dulce
Community Standards
District
Revision Project*

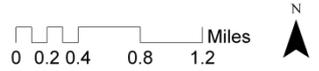
*Existing and
Proposed
Boundary Changes*



Legend

- Streets
- ▨ Angeles National Forest
- ▭ Boundary: Current Agua Dulce CSD
- ▭ Proposed Boundary: Agua Dulce CSD
- ▭ Acton CSD
- ▭ Santa Clarita
- ▭ County Areas

DRAFT



Source: Countywide Studies Section
Contact: Emma Howard
Phone: (213) 974-6476
Date: May 5, 2011



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"*)





Vegetation Conservation

Removed from 2011 draft at Town Council suggestion.

Existing zoning code already protects vegetation.

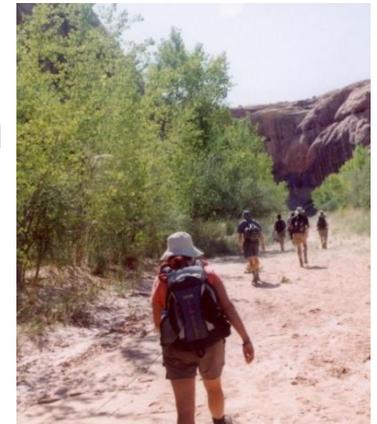


Trails

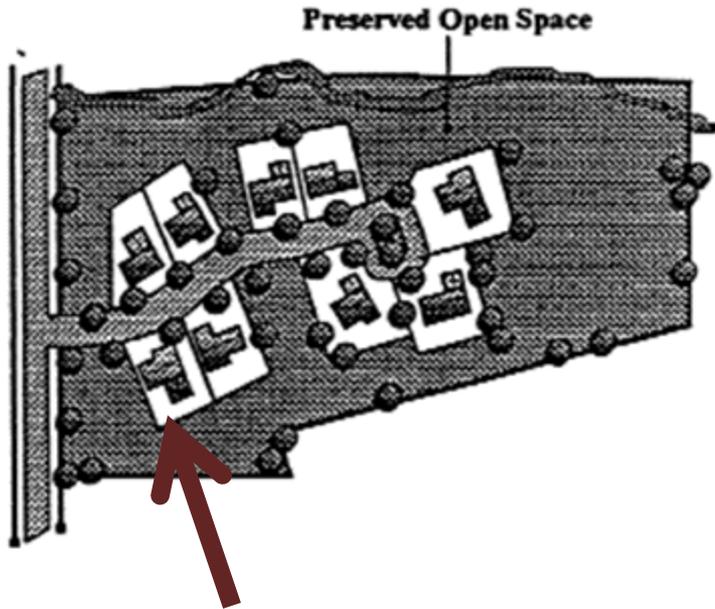
All **Discretionary Projects (CUPS)** shall contain trail easements (based on Adopted Trails Plan for the Santa Clarita Valley Area Plan)

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

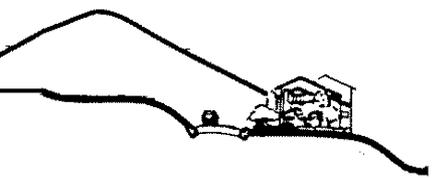
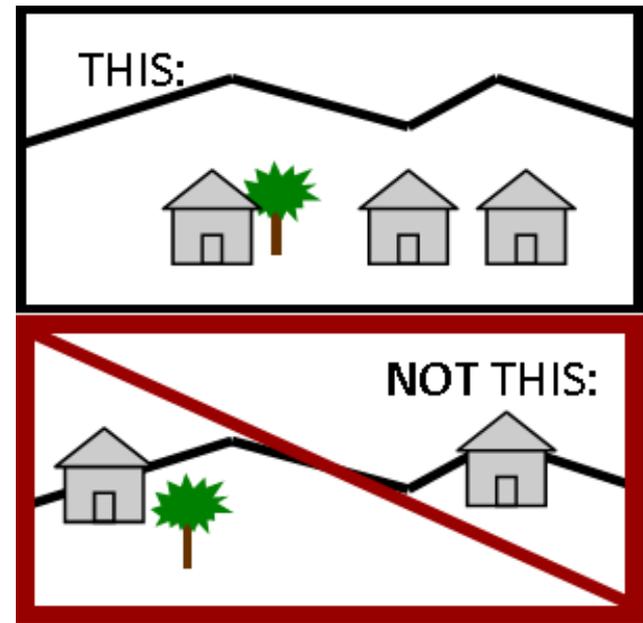
When more than 5 parcels are created or developed this section requires a written record stating that grading is limited to the individual structures being created.

Cannot level the whole site:



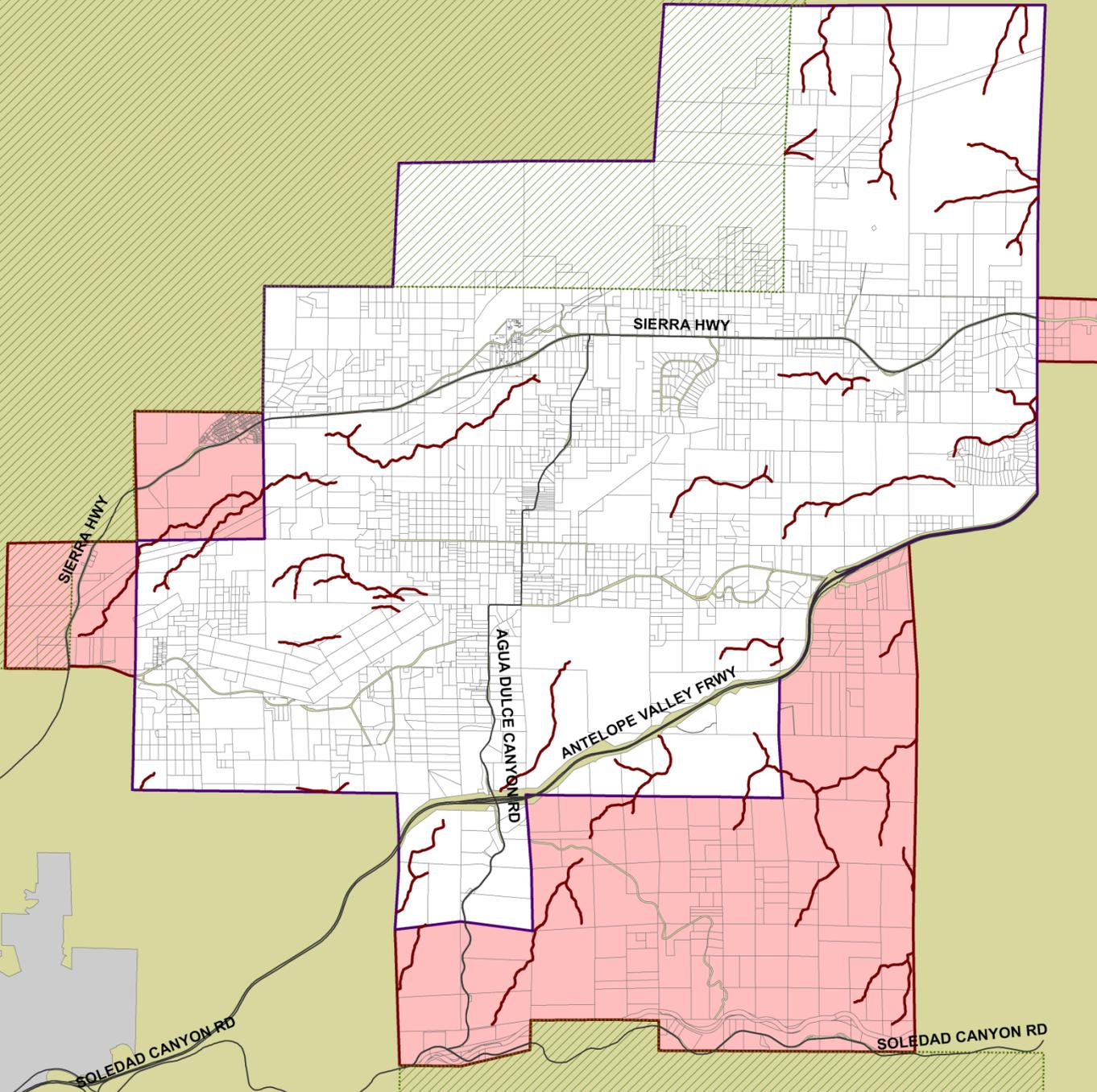
Significant Ridgeline Protection

- 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.



Agua Dulce
Community Standards
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Proposed Ridgelines



Legend

- ADCSD_ridgelines_OVOV
- Streets
- Angeles National Forest
- Boundary: Current Agua Dulce CSD
- Existing Agua Dulce CSD Parcels
- Proposed Boundary: Agua Dulce CSD
- Santa Clarita
- Proposed Parcels
- County Areas

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Drainage

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

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

Zone Specific: Residential and Agricultural

Lot Size (Acres)	Min. Front Yard (ft)	Min. Rear Yard (ft)	Min. Side Yard (ft)	Min. Width and Depth (ft)
Under 1 acre	R-1 rules	R-1 rules	R-1 rules	
1 or more	25 ft	15 ft	10 ft	
2 or more	50ft	25 ft	25 ft	165 ft

- Home based occupations operations(hours, number of people). Slightly relaxes LA Code for Agua Dulce specific uses.

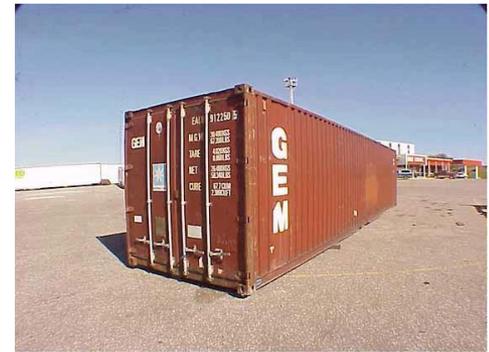
Zone Specific: Residential and Agricultural

Dogs:

Parcel Size	Number of Dogs Permitted
Under one acre	LA County Standards (3 dogs)
One acre or more	+2 dogs
2 acres	+3
3 acres or more	+4 dogs
Maximum Dogs	7 total



Cargo Storage Containers



Net Acreage of Lot	Maximum Number of Containers
0-1.9	1
2-2.9	2
3-4.9	3
5-9.9	4
10 and greater	4 + 1 container per each 5 additional acres or fraction thereof



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

YOU ARE HERE

VOTE

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

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