

The Lakes

Community Standards District

Proposal



Who are we?

- LA County Regional Planning
- Responsible for zoning and planning in unincorporated areas

Why are we here?

- To present the CSD proposal
- To solicit public input

Presentation Overview

Community Standards District

- Purpose
- Process, Status
- Content

Community Standards District (CSD)

What is it?

- Special zoning standards intended to preserve and enhance community character

Community Standards District (CSD)

Why are we doing this?

1. The process was started by the Town Council, who gathered ideas for standards and requested DRP action for adoption.

Community Standards District (CSD)

2. The Big Picture:

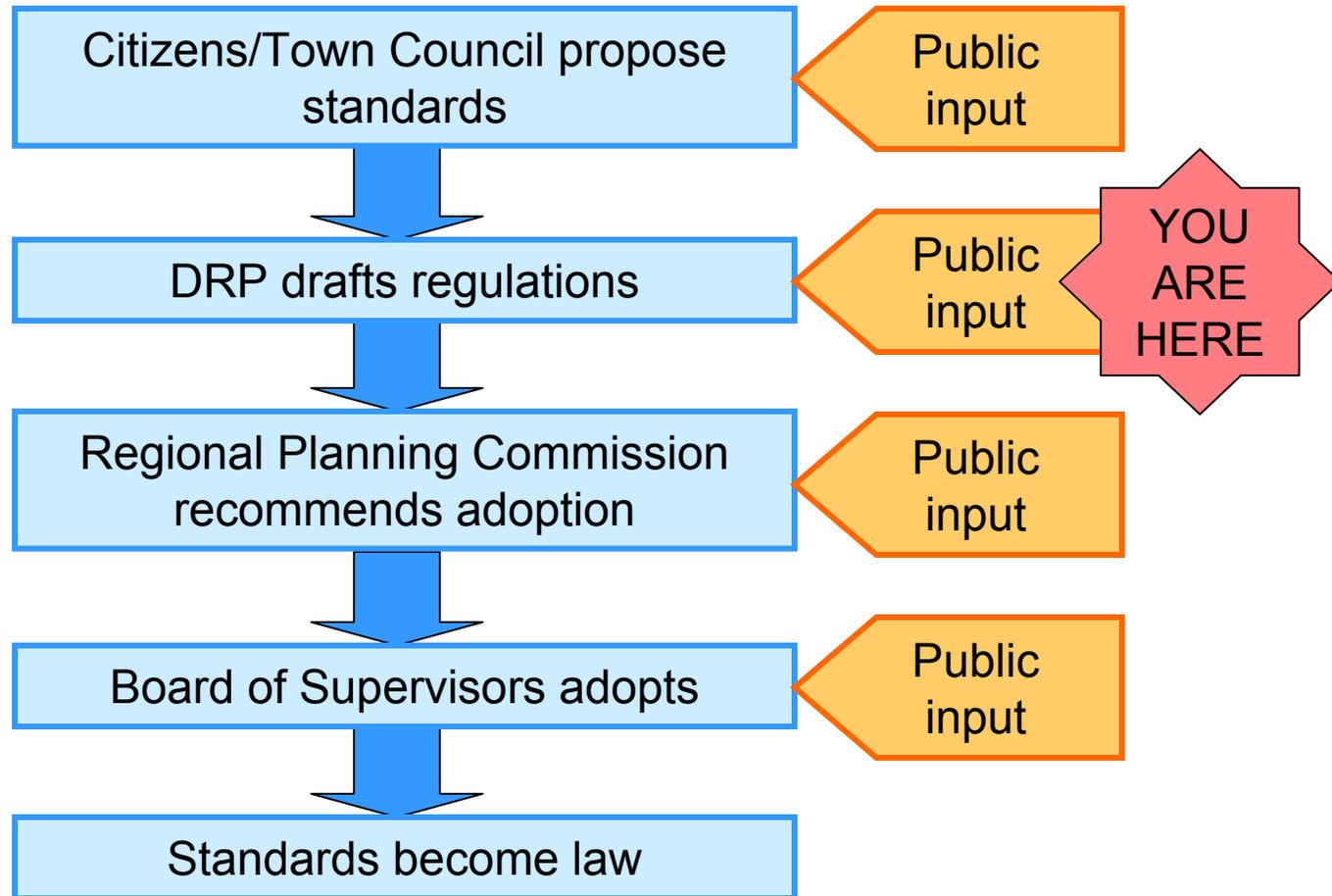
To preserve the unique community character, and ensure that development fits with the character

Community Standards District (CSD)

What is the status?

- Standards have been written and revised for this meeting.
- Next, DRP will consider public comment before going to the County Regional Planning Commission and Board of Supervisors for adoption.

Process for adoption



CSD Outline

- ▶ Miscellaneous
- ▶ Community-wide standards
 - For entire CSD area
- ▶ Zone-specific standards
 - For particular zones
 1. Residential and Agricultural zones
 2. Commercial and Industrial zones

Miscellaneous

- Boundary -- as mapped
- Exemptions
 - Specific Plans, development agreements, or permit applications completed before CSD effective date are not covered.
- Coverage
 - New buildings and additions must meet CSD rules.

Miscellaneous (2)

- Notification
 - Applicants must notify neighbors within 1000 feet (at least 25 properties).
- Modification
 - Procedure for considering minor exceptions for special circumstances (for setbacks, fences, and lighting)

Community-wide standards (1)

- Street improvements:
 - Paving width will be limited
 - Curbs, gutters, sidewalks, and street lights will be built only where necessary for public safety
- Street lights:
 - Will be installed only where necessary for public safety
 - Will be shielded to prevent light pollution
- Exterior lighting: must be shielded to prevent light “trespass” outside the property

Community-wide standards (2)

- Utilities:
 - Lines on private property must be buried.
 - Solar devices must be set back from property line.
 - No rooftop mounting for AC, satellite dishes, etc.
 - Cell towers must be disguised as trees.
- Signs:
 - Maximum 32 square feet per sign

Community-wide standards (3)



Like this



Not this

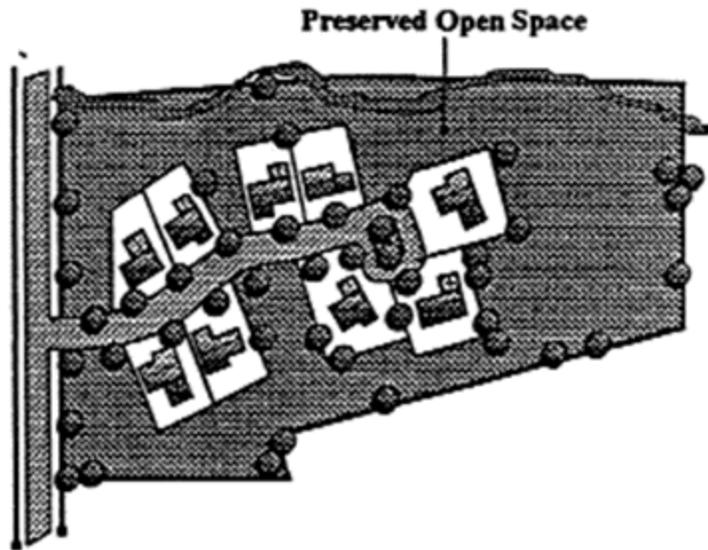
- Natural landscape and native vegetation must be preserved

Community-wide standards (4)



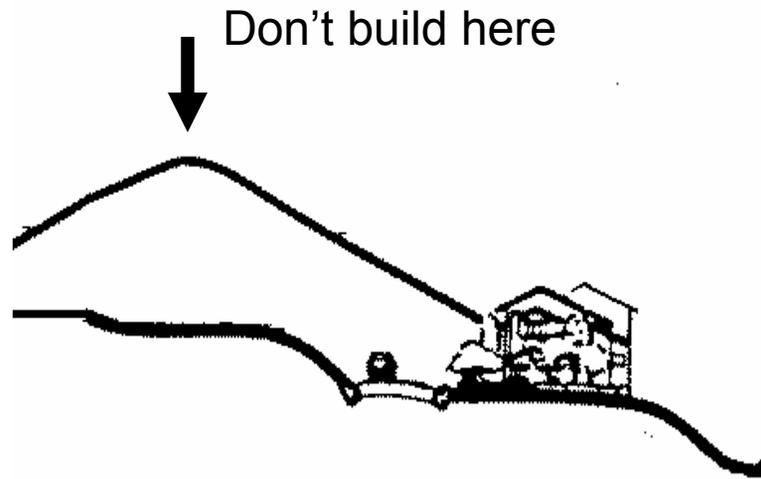
- Trails: planned trails will be negotiated when land is subdivided.

Community-wide standards (5)



- In subdivisions,
 - Houses may not be clustered
 - No gates.

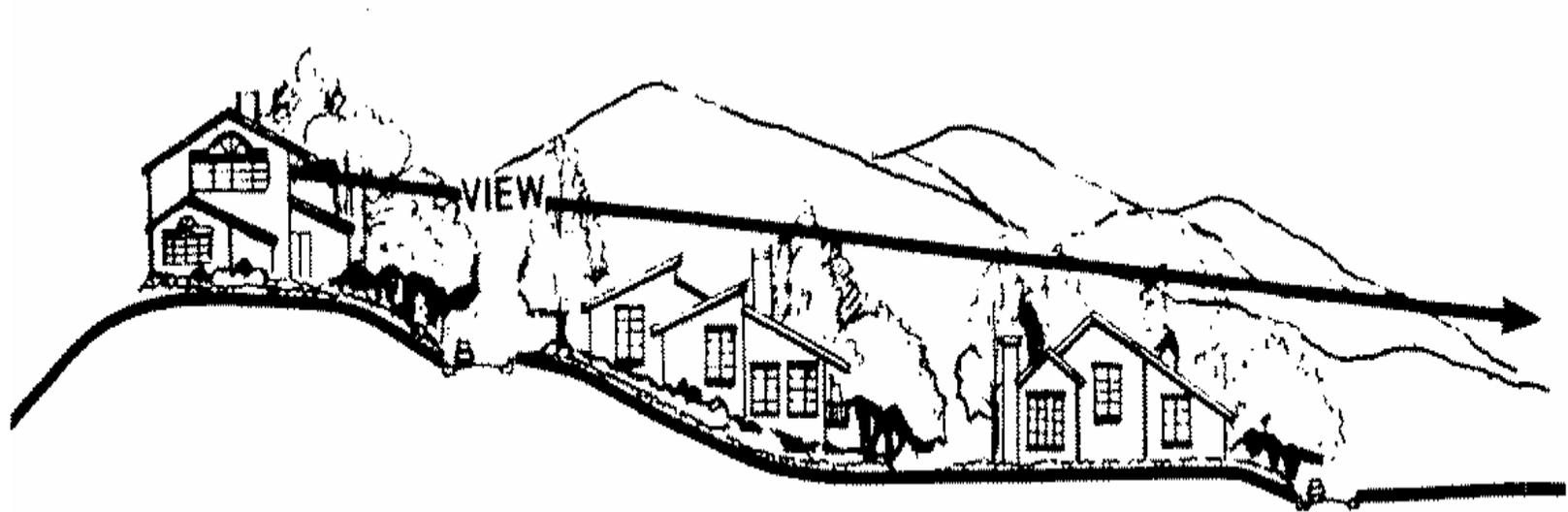
Community-wide standards (5)



Don't do this

- Scenic ridgelines may not be built on.
- Grading will be limited

Community-wide standards (5)



- Hillside development should not block views.

Community-wide standards (6)



- Housing design: all residences must have 12" eaves and closed foundations

Zone-specific standards (1)



- Minimum lot size: 2-1/2 acre for Residential and Agricultural lots. Existing lots are exempt.
- Setbacks: 20 feet in front and back, 10 feet on each side

Zone-specific standards (2)



For example: this

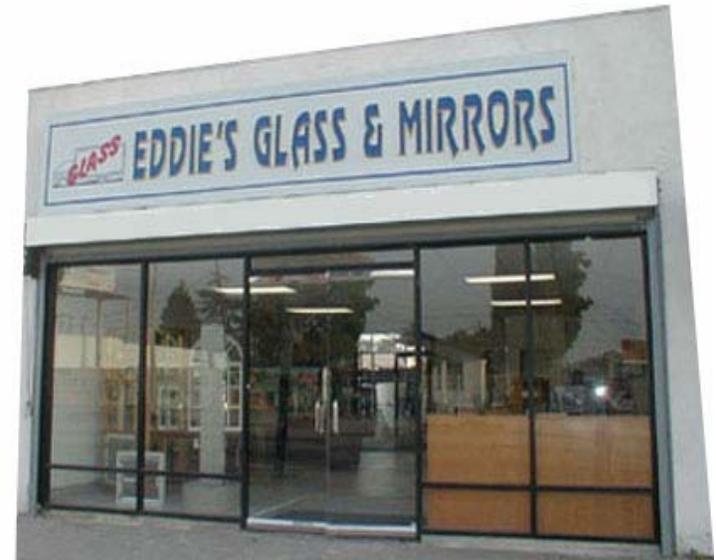
or this

- Fences: must be open design in front, to not block views

Zone-specific standards (3)



What we don't want



Commercial/Industrial Building Design:

Area of glass, stucco, metal on façade must be less than half

Zone-specific standards (4)

Finally,

Alcohol sales prohibited within 1000 feet of school or child care facility

Conclusion

- Purpose is to implement standards proposed by this community
- Standards are customized for whole area and particular zones
- Please share ideas for improvement

Contact Us



LA County Regional Planning Dept.
Countywide Studies Section

Marshall Adams

Mitch Glaser

Phone (213) 974-6476

Web <http://planning.lacounty.gov>

Email madams@planning.lacounty.gov