

ORDINANCE NO. _____

An Ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code relating to establishing the Elizabeth Lake and Lake Hughes Community Standards District.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.44.110 is hereby amended to read as follows:

22.44.110 List of districts.

The following community standards district is added by reference, together with all maps and provisions pertaining thereto:

District Number	District Name	Ordinance of Adoption	Date of Adoption
...
32	Southeast Antelope Valley	2007-0077	6-26-2007
<u>34</u>	<u>Elizabeth Lake and Lake Hughes</u>	<u>2008-XX</u>	<u>X-X-2008</u>

SECTION 2. Section 22.44.143 is hereby added to read as follows:

22.44.143 Elizabeth Lake and Lake Hughes Community Standards District

A. Intent and Purpose. The Elizabeth Lake and Lake Hughes Community Standards District (“CSD”) is established to enhance the quality of life in these communities by preserving and protecting their rural character and the beauty of their environmental setting. Elizabeth Lake and Lake Hughes are distinguished by a mix of dispersed residential, recreational, and commercial uses as well as sensitive features including hillsides, natural lakes, National Forest lands, Significant Ecological Areas, the Pacific Crest Trail, and local preserves. The standards contained in this CSD are intended to protect native vegetation, preserve the night sky, minimize the placement of urban infrastructure, and maintain low residential densities in both communities.

B. District Boundary. The boundaries of the CSD are shown on the map following this section.

C. Applicability. This CSD shall apply to all development except site plan reviews and zoning conformance reviews submitted prior to the effective date of this ordinance.

D. Community-Wide Standards.

1. Highway and Local Street Standards.

a. Highway Standards. Alternate rural highway standards shall be utilized for routes shown on the Highway Plan, unless modification is deemed necessary for the safety of pedestrian and vehicular traffic by the department of public works.

b. Local Street Standards.

i. Local streets shall be limited to a paved width of 28 feet, unless additional pavement is required for geometric improvements deemed necessary by the department of public works. This limit excludes the width of any inverted shoulder or concrete flowline.

ii. Where shoulders are deemed necessary by the department of public works, inverted shoulder cross-sections shall be utilized.

iii. Curbs, gutters, and sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by the department of public works.

2. Street Lighting. The addition of street lights is prohibited unless deemed necessary by the department of public works. Where installed:

a. Street lights shall be compatible in style and material with the poles on which they are mounted;

b. Street lights shall be placed the maximum distance apart with the minimum lumens allowable by the department of public works; and

c. Street lights shall be designed to prevent off-street illumination and glare. Fully shielded fixtures shall be used to deflect light away from adjacent parcels.

3. Exterior Lighting. (Reserved)

4. Utilities.

a. Utility Lines. All wires and cables which provide utility services, including telephone, television, electricity less than 10 kilovolt, and similar services, shall be placed underground.

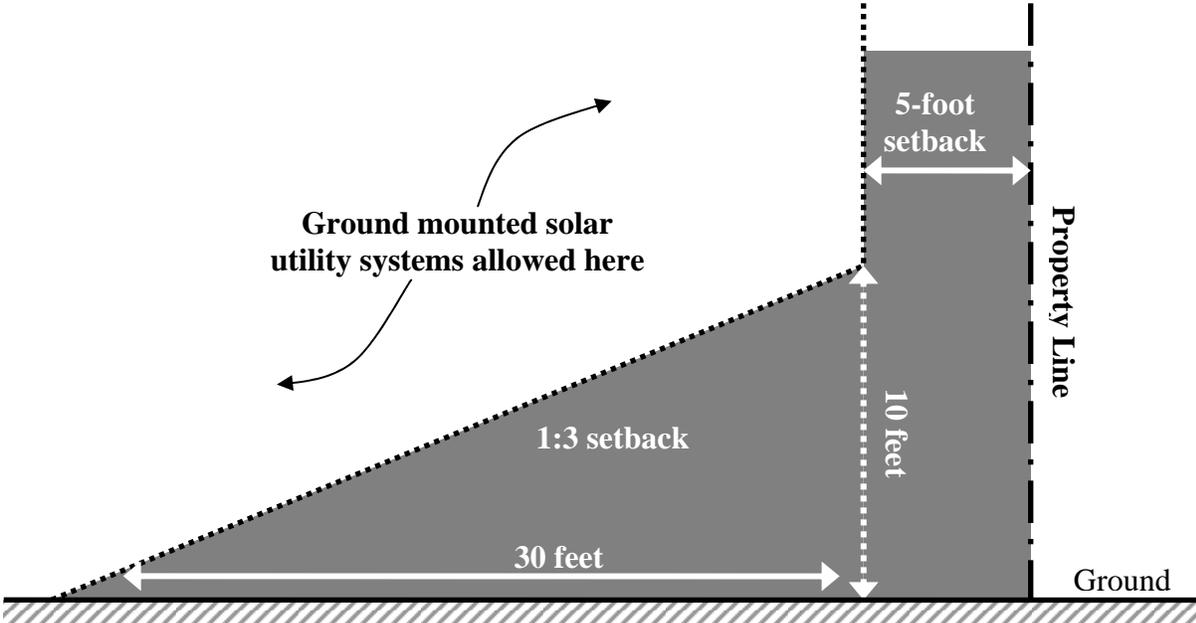
b. Utility Devices

i. Solar Utility Devices

(A) Ground mounted solar energy systems shall be placed at least five feet from the nearest property line; and

(B) Ground mounted solar energy systems less than 10 feet in height shall be set back an additional three feet from the nearest property line for every one foot less than 10 feet in height.

Figure 1



ii. Other Utility Devices. Utility devices, including air conditioning or heating units and satellite dish antennas, shall be placed at ground level unless modified by the director due to practical difficulties or unnecessary hardships. Such modification shall be exempt from subsection G.

c. Wireless Telecommunication Facilities. Ground-mounted antennas and monopoles shall be disguised as trees.

5. Signs. No sign permitted by this Title 22 shall exceed 32 square feet in sign area with the exception of Community Identification Signs.

6. Vegetation Conservation

a. Native vegetation shall be defined as those plants designated for the corresponding Ecological Zone in the Los Angeles County Drought-tolerant Approved Plant List, maintained by the department of regional planning.

b. All property development shall use only native vegetation in landscaped areas and to re-vegetate graded slopes, provided species are determined adequate to prevent erosion by the department of public works. Where fuel modification is required, species from the Desirable Plant List, maintained by the fire department, may be used in Fuel Modification Zones A and B.

c. To remove or destroy greater than 30 percent of the native vegetation on a lot or parcel of land, the applicant shall substantiate to the director the following:

i. That the removal or destruction is necessary as continued existence at present location(s) precludes the reasonable use of the property for a permitted use in the zone and the cost of alternative development plans would be prohibitive, as verified by an engineer, architect, biologist or equivalent; or

ii. That it is required by the fire department; or

iii. That it is necessary for work performed under a permit issued by the department of public works to control erosion or flood hazards.

7. Trails.

a. All new land divisions, including minor land divisions, shall contain accessible multi-use trails for pedestrian hiking/walking, mountain bicycling and equestrian uses as required by the department of parks and recreation. Access to these trails must be in the vicinity of the development being subdivided. These trails shall be in accordance with the Antelope Valley Trails Map and shall provide connections to significant recreation facility uses, including, but not limited to, open space areas, parks, trail heads, bike paths, historical trails/sites, equestrian centers, equestrian staging areas, camp grounds and conservation/nature preserve areas.

b. Trail construction shall be completed in accordance with the conditions set forth by the Department of Parks and Recreation. All information pertaining to trail requirements must be shown on the Tentative Parcel/Tract Maps and the Final Parcel/Tract Maps prior to final map recordation.

8. Density-controlled Development. Density-controlled development shall be permitted only if each lot or parcel of land contains a minimum net area of two and one-half acres.

9. Hillside Management. In evaluating the design of a development in a hillside management area for a conditional use permit pursuant to Section 22.56.215, the hearing officer or regional planning commission shall find that proposed development minimizes impact to existing viewsheds through all reasonable design measures.

10. Significant Ridgeline Protection.

a. Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines which, in general, are highly visible and dominate the landscape. The locations of the significant ridgelines within this CSD are shown on the map following this section.

b. The highest point of a structure shall be located at least 150 vertical feet and 150 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, and wind energy conversion systems;

c. Any modification to subsection D.10.b shall require a variance, as provided in Part 2 of Chapter 22.56. In approving such variance, the hearing officer or regional planning commission shall make the following findings in addition to those required by Section 22.56.330:

i. Alternative sites within the project have been considered and eliminated from consideration due to their physical infeasibility or their potential for substantial habitat damage or destruction; and

ii. The project maintains the maximum view of the applicable significant ridgeline through design features, including but not limited to one or more of the following:

(A). Minimized grading.

(B). Reduced structural height.

(C). Use of shapes, materials, and colors that blend with the surrounding environment.

(D). Use of native drought tolerant landscaping for concealment.

11. Grading.

a. A conditional use permit as provided in Part 1 of Chapter 22.56 shall be required for any grading that exceeds 5,000 cubic yards of total cut plus total fill material within any 24-month period. For purposes of computing the 5,000 cubic yard threshold amount, grading required by the fire department to establish a turnaround or for brush clearance shall be excluded, but not grading for any private street, right-of-way, or driveway leading to such turnaround.

b. In approving a conditional use permit, the hearing officer or regional planning commission shall make the following findings in addition to those required by Section 22.56.090:

i. The grading will be performed in a manner that minimizes disturbance to the natural landscape and terrain through design features, including but not limited to the location of building pads in the area of the project site with the least slope and/or near a street traveled by the public; and

ii. The grading will be accompanied by other design features that maximize preservation of visual quality and community character, including but not limited to reduced structural height, the use of shapes, materials, and colors that blend with the surrounding environment, and the use of native vegetation for concealment.

12. Land Divisions.

a. Gated or guarded subdivisions shall be prohibited.

b. Project Design. Applications for development shall include specific written analysis demonstrating conformance with the following objectives:

i. Preserve existing natural contours and natural rock outcropping features.

ii. Required provisions for access and public safety should be designed to minimize encroachment on existing natural contours and natural rock outcropping features by the use of techniques such as:

(A) Curvilinear street designs; and

(B) Landform grading designs that blend any manufactured slopes or required drainage benches into the natural topography, using colored concrete to blend visually with the natural soil and/or using berms to conceal improvements.

E. Zone-Specific Standards.

1. Residential and Agricultural Zones.

a. Lot Design. Each new lot or parcel of land created by a land division shall contain a minimum net area of two and one-half acres.

b. Required Yards.

i. Front yards. Each lot or parcel of land shall have a front yard of at least 20 feet in depth.

ii. Side yards. Each lot or parcel of land shall have side yards of at least 10 feet.

iii. Rear yards. Each lot or parcel of land shall have a rear yard of at least 20 feet in depth.

iv. Required front, side, and rear yards shall be measured from the property boundary, unless such boundary is located within a private street providing access to one or more lots or parcels of land, in which case required yard areas shall be measured from the edge of the street or right-of-way closest to the interior of the lot or parcel.

c. Fences.

i. At least 75 percent of the vertical surface of all fences and walls within required front yard areas shall be open and non-view obscuring, excepting retaining walls.

ii. To allow for wildlife movement, all fences and walls within required yard areas shall comply with the following standards:

(A). No glass or clear plastic material shall be used;

(B). No horizontal member shall be placed less than 18 inches, or more than 42 inches, above finished grade;

(C). For wire fences, the second highest wire shall be placed at least 12 inches below the topmost wire; and

(D). Barbed wire shall not be used for the topmost or bottommost horizontal member.

d. Housing Standards. All dwellings, including Factory Built Housing and Manufactured Housing, shall meet the following standards, in addition to those in Section 22.20.105:

i. Structures shall provide eaves not less than 12 inches in depth on all sides, as measured from finished exterior wall surface; and

ii. Structures shall be placed on a foundation which shall be enclosed by brick, mortar, wood or other siding material, as approved by the director.

2. Commercial and Manufacturing Zones

a. Structure Design. Building facades shall have not more than 50 percent of surface area covered in any one of the following materials: glass, stucco or metal.

b. Alcoholic Beverage Sales. No business engaged in sale of alcoholic beverages for off-site consumption, with the exception of renewals for existing permits, shall be located within 1,000 feet of any property containing a public or private school, family child care home or child care center.

F. Area-Specific Standards (Reserved).

G. Modification of Development Standards.

1. Modification Authorized. Modification of the development standards specified in subsections E.1.b (Required Yards) and E.1.c (Fences) shall be subject to the procedures specified in this section. Modification of the other development standards in this CSD shall be subject to a variance, as provided in Part 2 of Chapter 22.56.

2. Application. The procedure for filing a request for modification shall be the same as that for director's review, as set forth in Part 12 of Chapter 22.56, except that the applicant shall also submit:

a. A list, certified by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment role

of the County of Los Angeles as owners of the subject property, and as owning property within 1,000 feet from the exterior boundaries of the subject property;

b. Two sets of gummed mailing labels with the property owners' names and addresses and one photocopy of the labels;

c. A 1,000 foot ownership map drawn to a scale of one inch to 100 feet indicating the location of all such properties and the owners of such properties; and

d. A filing fee, as set forth in Section 22.60.100 under Site Plan for Director's Review for Modification of Development Standards in a Community Standards District.

3. Notice.

a. At least 30 days prior to the date a decision is made, the director shall send notice of the pending application by first-class mail to the property owners on the list provided by the applicant and to the Town Council.

b. The notice shall describe the development proposal and the request for modification. The notice shall also indicate that individuals may submit written protest to the director within 14 calendar days following the date on the notice and that such written protest shall be based on issues of significance directly related to the application and provide evidence that the request for modification does not meet one or more of the findings identified in subsection G.4.a, below.

4. Findings.

a. The director shall approve, conditionally approve, or deny the application pursuant to the principles and standards of Section 22.56.1690 and the following findings:

i. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the CSD area; and

ii. That granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD, as provided in subsection A.

b. The director shall consider each written protest when making a decision on the application. If he determines written protests are based on issues of significance directly related to the application and provide evidence that the request for modification does not meet one or more of the findings, he may request alterations to the development proposal and/or conditions of approval before making a decision on the application.

c. The director may refer an application to the regional planning commission for consideration in a public hearing. All procedures relative to the public hearing shall be subject to Part 4 of Chapter 22.60. The regional planning commission shall approve, conditionally approve, or deny the application pursuant to the findings identified in subsection G.4.a. The decision of the regional planning commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

5. Decision.

a. Notice.

i. If the director approves, conditionally approves, or denies the application, he shall send notice of the decision by certified mail to the applicant, anyone who submitted a written protest, and the Town Council.

ii. The notice shall indicate that an appeal may be filed with the regional planning commission within 14 calendar days following the date on the notice.

b. Appeal.

i. An appeal shall require an additional fee for a public hearing, as set forth in Section 22.60.100 under Site Plan Review, Director's Review for

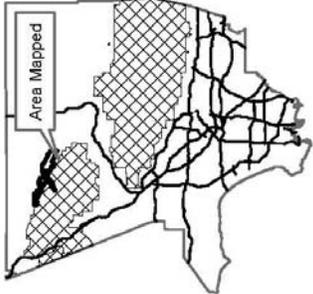
Modification of Development Standards in a Community Standards District. All procedures relative to the public hearing shall be subject to Part 4 of Chapter 22.60.

ii. The regional planning commission shall approve, conditionally approve, or deny the appeal pursuant to the findings identified in subsection G.4.a. The decision of the regional planning commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

H. Notice and Application Requirements for Proposed Projects or Permits. Applications for conditional use permits, general plan and area plan amendments, specific plans, tentative tract maps and parcel maps, variances, zone changes, and other zoning permits shall contain the following information in addition to that required by the other applicable provisions of Title 21 and Title 22:

1. Maps in the number prescribed, and drawn to a scale specified by the director, showing the location of all property included in the request, the location of all highways and streets and the location and dimensions of all parcels of land within a distance of 3000 feet from the exterior boundaries of the subject parcel(s) of land. One copy of said map shall indicate the uses established on every parcel of land shown within said 3000-foot radius.

2. A list, certified by affidavit or statement under penalty of perjury pursuant to section 2015.5 of the Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject parcel of land and as owning parcels of land within a distance of 3000 feet from the exterior boundaries of the subject parcel(s) of land. Two sets of mailing labels for these property owners and one photocopy of the labels shall also be included.

<p style="text-align: center;">Boundary of the The Lakes Community Standards District</p> <p style="text-align: center; color: red; font-size: 2em; font-weight: bold;">DRAFT</p>	<p>Legend:</p> <p> The Lakes CSD Boundary</p> <p> 2005 Parcels</p>	<p>Key Map:</p> 	  <p style="font-size: 0.8em;">Los Angeles County Dept. of Regional Planning 320 W. Temple St. Los Angeles, CA 90012</p> 
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