

**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>33</u>	<u>Elizabeth Lake and Lake Hughes</u>	<u>2008-XX</u>	<u>X-X-2008</u>

**SECTION 2.** Section 22.44.142 is hereby added to read as follows:

**22.44.142 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. Local Street Improvements.

a. Paving shall only be required if necessary to comply with fire department regulations and the requirements of the Fire Code;

b. Streets shall be limited to a paved width of 28 feet, excluding the width of any inverted shoulder, or concrete flow line;

c. Where shoulders are deemed necessary for the safety of pedestrian and vehicular traffic by the county department of public works, inverted shoulder cross-sections shall be utilized; and

d. 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. Hooding and shields 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 kV 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.

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 H.

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 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. Construction.

i. All new land divisions, including minor land divisions, in accordance with the adopted trails map in the Antelope Valley Area Plan, shall if warranted after department of parks and recreation map review, contain multi-use trails for pedestrian, bicycling and equestrian use and/or access routes to such trails. Off-site land acquisition shall not be required.

ii. Trail construction shall be completed or bonded by the applicant and approved by the department of parks and recreation prior to the recordation of the first final map for a land division.

8. Density-controlled Development. Density-controlled development shall be prohibited.

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.

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 to the greatest extent possible existing natural contours and natural rock outcropping features.

ii. Required provisions for access and public safety should be designed to minimize encroachment on such features by the use of such techniques as curvilinear street designs and landform grading designs which blend any manufactured slopes or required drainage benches into the natural topography.

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 20 feet in depth.

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

iii. Rear yards. Each lot or parcel of land shall have a rear yard of 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. 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.

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 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. Burden Of Proof. The director may permit modifications to the development standards specified in subsections D.3 (Exterior Lighting), E.1.b (Required Yards), and E.1.c (Fences), provided that:

a. 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

b. That granting the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Antelope Valley Area Plan.

2. Application. The procedure for filing a request for modification shall be the same as that for a 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, including the names and addresses of all persons shown on the latest available assessment roll of the County of Los Angeles as owners of the subject property, and as owning property within 1000 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 1000-foot ownership map drawn to a scale of 1" = 100' 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, equal to that required for a Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.

3. Notice. Not less than 30 calendar days prior to the date an action is taken, the director shall send notice of the pending application by first-class mail to the list of property owners. The notice shall indicate that those property owners may submit written protest to the director within 14 calendar days from the date of the notice. Copy of the notice shall also be sent to the Lakes Town Council.

4. Written Protest. Written protests shall demonstrate how the application fails to meet the burden of proof in subsection G.1 and Section 22.56.1690. Multiple written protests submitted by different owners of the same lot or parcel of land shall be counted as one written protest.

5. Approval. The director shall approve an application where the application satisfactorily meets the burden of proof in subsection G.1 and Section 22.56.1690 and substantial written protests from neighboring property owners are received. The director shall send notice of the decision by certified mail to the applicant and the neighboring property owners.

6. Denial. If the burden of proof is not met, the pending application shall be denied. The director shall send notice of denial by certified mail to the applicant and the property owners identified above. The notice shall indicate that the applicant may file an appeal within 14 calendar days following the date on the notice to request a public hearing before the regional planning commission.

7. Appeal. Appeal by the applicant 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 appeal and public hearing shall be the same as for a conditional use permit.

8. Decision on Appeal. The regional planning commission shall approve or deny the appeal pursuant to the principles and standards of Section 22.56.090. The decision shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

9. Modification to development standards not specified in subsection G.1 shall be subject to a variance as provided in Part 2 of Chapter 22.56.

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.