



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

November 6, 2008

Bruce W. McClendon FAICP
Director of Planning

TO: Harold V. Helsley, Chair
Leslie G. Bellamy, Vice Chair
Esther L. Valadez, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: Mitch Glaser, AICP, Supervising Regional Planner *MG*
Countywide Studies Section

SUBJECT: NOVEMBER 19, 2008 – AGENDA ITEM # 6
PROJECT NO. R2008-01011-(5): RADV T200800005
AMENDMENT TO TITLE 22 (ZONING ORDINANCE)
TO ESTABLISH THE ELIZABETH LAKE AND LAKE HUGHES
COMMUNITY STANDARDS DISTRICT

SUMMARY

At your hearing on November 19, 2008, staff will present a revised draft ordinance for the Elizabeth Lake and Lake Hughes Community Standards District (CSD). This draft (**Attachment 2**) has been revised in response to requests from your Commission at the first hearing on September 17, 2008, as well as input from members of the public and property owners.

BACKGROUND

On September 17, 2008, your Commission held a public hearing on an ordinance to establish a CSD for the Elizabeth Lake and Lake Hughes area. Five members of the public spoke in support of the proposal as drafted, and three spoke in opposition or raised concerns. Concerns included limited time to consider the proposal, the large (2.5 acres) minimum lot size requirement and prohibition of clustering.

Your Commission instructed staff to make changes and investigate several issues, which are listed and explained below.

REVISIONS SINCE FIRST PUBLIC HEARING

A. Commission Requests

1. Consult with Department of Public Works (DPW) on provisions for street improvements (Subsection D.1).
 - ▶ After consultation, application of standards to local streets, not highways, was clarified in the ordinance text, the limit on paving was removed, and language was added that roads could be widened to allow improvements such as left-turn lanes.
2. Consult with DPW on provisions for street lights (Subsection D.2).
 - ▶ A minor revision to the ordinance text was made after consultation.
3. Clarify rule on solar system setback (Subsection D.4.b.i).
 - ▶ A diagram was added to the ordinance text.
4. Require removal of invasive plant species (Subsection D.6).
 - ▶ The ordinance restricts removal of vegetation. However, this restriction is limited to vegetation on the County's Drought-tolerant Approved Plant List. The Plant List does not include invasive plant species, so property owners may remove invasive plant species without restrictions.
5. Remove 24-month timeframe from grading provisions (Subsection D.11.a).
 - ▶ Upon consultation with DPW, staff finds that cumulative measurement over an indefinite period would be difficult to track, and potentially unfair, as a future owner proposing a very small amount of grading could be forced to obtain a Conditional Use Permit because of major work done by a previous party in the distant past.
6. Delete "greatest extent possible" from Subsection D.12.b.i).
 - ▶ Language deleted from the ordinance text.
7. Add a requirement for soil-colored concrete for drainage benches (Subsection D.12.b.ii).
 - ▶ Language added to the ordinance text.
8. Revise to clarify that yard requirements are minimum measurements (Subsection E.1.b.).

- ▶ Language in the ordinance text revised.
9. Revise to clarify requirement on façade materials (Subsection E.2.a.).
- ▶ Language in the ordinance text revised.
10. Revise fence standards to allow for wildlife movement (Subsection E.1.c.).
- ▶ The ordinance text was revised to include standards for wildlife movement, based on standards developed by the U.S. Forest Service and the State of Montana.
11. Add prohibition of plexiglass fencing, to prevent harm to wildlife (Subsection E.1.c.).
- ▶ Language added to the ordinance text.
12. Investigate limits on second units.
- ▶ Section 22.52.1730 of the Zoning Ordinance requires a Conditional Use Permit for second units in areas within a Very High Fire Hazard Severity Zone, in areas not served by a public water system, and in areas not served by a public water system. In addition, Section 22.52.1750 provides standards for minimum lot size, minimum setbacks, and maximum lot coverage for second units in rural areas. Staff finds that these existing limitations are adequate.
13. Investigate time limits on mobilehomes used during construction projects.
- ▶ Pursuant to the Zoning Ordinance, in all residential and agricultural zones, mobilehomes may be used as a temporary residence during construction of a permanent single family residence, provided that a building permit has been obtained. The mobilehome may be used for up to one year with approval of a Director's Review and for more than one year with approval of a Conditional Use Permit. Staff finds that these existing limitations are adequate.
14. Investigate a buffer to protect riparian areas from disturbance.
- ▶ Protection of riparian areas as important wildlife habitat is a complex issue not limited to this CSD area. Staff recommends addressing this issue comprehensively within the Antelope Valley Area Plan update process and is currently developing a methodology for identifying and mapping riparian areas.
15. Study current zoning to assess potential for clustering with large lots (Subsection D.8).
- ▶ The ordinance text was revised to allow clustering only if a minimum lot size of 2.5 acres is maintained.

According to staff research, existing lot sizes in the CSD area are as follows:

| | Smaller than 2.5 acres | 2.5 acres or larger |
|-------------------|------------------------|---------------------|
| Number of parcels | 2504 (82%) | 563 (18%) |
| Acreage | 535 (4%) | 11,638 (96%) |

16. Add a statement supporting the principle of Dark Sky preservation.

- ▶ The “Intent and Purpose” of the ordinance (Subsection A) states, in part, that “The standards contained in this CSD are intended to . . . preserve the night sky . . .”

Staff is currently developing an ordinance that would establish exterior lighting standards for all rural areas within the Antelope Valley. Staff anticipates that your Commission will consider this ordinance in a public hearing next year.

B. Other Revisions

1. Modification of Development Standards.

- ▶ This subsection has been further refined for language and structure.

2. Trails

- ▶ The ordinance text was revised based on consultation with Department of Parks and Recreation.

RECOMMENDED MOTION

I move that the Regional Planning Commission adopt the attached resolution and forward the proposed Elizabeth Lake and Lake Hughes CSD to the Board of Supervisors for consideration in a public hearing.

Should you have any questions, please contact Marshall Adams at (213) 974-6476 or madams@planning.lacounty.gov.

MG:jma

Attachments:

1. Resolution for Commission Adoption
2. Revised Draft CSD Ordinance for Commission Adoption
3. Written Correspondence