

COMMUNITY STANDARDS DISTRICT
COMPLETED DRAFT

LAKE LOS ANGELES
COMMUNITY STANDARDS DISTRICT

ORDINANCE NO: _____

An ordinance amending Title 22(Planning and Zoning) of the Los Angeles County Code to establish the Lake Los Angeles Community Standards District. The Board of Supervisors of the County of Los Angeles ordains the following:

Section 22.44 List of Districts. 110- Supplemental Districts is amended to the Los Angeles County Code the Lake Los Angeles Community Standards District as follows:

22.44. _____ Lake Los Angeles Community Standards District (LLACSD)

I. INTENT AND PURPOSE

The LLACSD is established to protect and enhance the rural, equestrian and agricultural character of the community. These standards are intended to recognize and preserve significant ecological areas, floodplains, desert buttes, archaeological resources, multi-purpose trail systems, our dark skies, and a Western/Southwestern architectural theme. The standards are intended to ensure reasonable access to public equestrian riding and hiking trails, and to minimize the need for the installation of urban infrastructure such as concrete sidewalks, street lights, curbs, gutters, concrete flood control systems, and signs which would negate the rural attributes of the area, while providing for adequate drainage and other community safety features. These standards will protect landmarks, topographic features, open space areas, and encourage aesthetic measures which define our community and distinguish us from our neighbors while maintaining the quality of life enjoyed by our residents.

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II. DESCRIPTION OF DISTRICT BOUNDARIES

The boundaries of the LLACSD and represented by the Lake Los Angeles Rural Town Council are as follows:

- 1) Bordered on the North by Avenue J from 120th Street East to the San Bernardino County line.
- 2) Bordered on the East by the San Bernardino County line from Avenue J to Avenue S.
- 3) Bordered on the South by Avenue S from the San Bernardino County line to Longview Road and Avenue Q from Longview Road to 120th Street East.
- 4) Bordered on the West by Longview Road from Avenue S to Avenue Q and 120th Street East from Avenue Q to Avenue J.

Also, see map a provided by the Los Angeles County Supervisor's office.

III. COMMUNITY-WIDE DEVELOPMENT STANDARDS

A. TOWN COUNCIL NOTIFICATION: To ensure tat the elected representatives of the Lake Los Angeles Rural Town Council within the LLACSD are informed within a reasonable time and have an opportunity to review and comment on projects within the District, the Lake Los Angeles Rural Town Council must be notified in writing with ample time to respond, by the Los Angeles County office of Regional Planning. In addition, officials of the Lake Los Angeles Rural Town Council may access the regional planning department's website at <http://planning.lacounty.gov> to review the monthly reports of new cases filed within the LLACSD boundary as defined by the map on file in the offices of the Los Angeles County Department of Regional Planning, and on the map following the section. Included within these reports are cases filed for:

- 1) Zone Changes;
- 2) Land Division;
- 3) Conditional Use Permits;
- 4) Plan Amendments; and
- 5) Variances

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B. EXCEPTION: Except where a more specific application is prescribed, or prior to the approval of a new structure or addition to an existing structure where the cumulative area of all additions made after the adoption of this section adds at least 120 sq.ft. to the footprint of either primary or accessory structures, a site plan shall be submitted to and approved by the Regional Planning Director to assure compliance with the following development standards:

- 1) Butte/Hillside Design Considerations. Butte/Hillside resources are among the most important features of the Lake Los Angeles Community. Butte/Hillside regulation shall be enforced by a specific written analysis in each case, demonstrating conformance with the following objectives:
 - a) Wherever possible, development shall preserve existing natural contours, existing natural vegetation, natural rock outcropping features and existing natural flood control channels. Structures and 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 land-form grading designs which blend any manufactured sloped or required drainage benches into the natural topography;
 - b) Preserve to the greatest extent possible the natural silhouette in significant ridge-line areas. Significant ridge-lines are the ridge-lines that surround or visually dominate the landscape of Lake Los Angeles, either through their size in relation to the hillside or butte terrain which they are a part, or through their visual dominance as characterized by a silhouetting appearance against the sky, or through their visual dominance due to proximity and view from existing development, freeways and highways designated as Major, Secondary or Limited Secondary on the Highway Plan;
 - c) Gated development and clustering of dwellings are not acceptable land use for the Lake Los Angeles Community-Wide Development Standards.

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- 2) Preservation of Native Vegetation. Development plans shall protect native vegetation, specifically Joshua Trees and Yuccas, through re-vegetation by plan or re-location. On any parcel the removal of Joshua Trees and Yuccas exceeding 10% shall require Director's approval.
- a) Required Site Plan. All permit applications involving grading, including Joshua Tree and/or Yucca removal, must include a site plan for Director's review. This information may be submitted in conjunction with other site plan information that may be required for the project, which requires a conditional use permit for projects in hillside management areas. (Within hillside areas, such site plan must comply with Section 22.56.215 of the Los Angeles County Code.) Materials submitted shall include;
- i.) A description of the property, accompanied by a map showing the topography of the land and the location of any drainage courses; the location and extent of the proposed work and details of the precautionary measures or devices to be used to prevent erosion and flood hazards, including if necessary a drainage plan by a civil engineer showing routing of runoff, estimate of quantity and frequency of runoff, character of trails and channel section and gradients.
- ii.) A landscaping plan supportive of the subsection showing existing and proposed landscaping acceptable to the Department of Regional Planning. Such plan shall specifically identify Joshua Trees and Yuccas, and generally describe the type and condition of native vegetation.
- iii.) A long-term maintenance program for all landscaping in the proposed plan, both undisturbed and re-vegetated; the program shall focus on

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re-vegetated areas and shall cover a two-year period; funding provisions for the maintenance program shall be specified; and

- iv.) Such other vegetation information as the Director may deem necessary to fulfill the purpose of protecting property and public safety and preserving the character of the Lake Los Angeles community.

- b) Issuance Conditions. The Director shall approve the site plan with appropriate conditions, relating to this subsection only, for all or a portion of the proposed work when satisfied;
 - i.) That the performance of such work is consistent with the intent of the subsection to preserve native vegetation;
 - ii.) That such work will not result in a flood or erosion hazard to this or other properties; and
 - iii.) That the proposed work conforms to the requirements of other laws or ordinances.

- c) For commercial agricultural uses, the Director may provide relief from the standards of the subsection.

- d) Exceptions. The provisions of this subsection shall not apply to, and grading permits are not required for:
 - i.) The removal or reduction of vegetation for the purpose of complying with county regulations relating to brush clearance for fire safety. This exception includes not only required vegetation control around structures but also the creation and maintenance by a public agency of firebreaks used to control the spread of fire;
 - ii.) The removal or destruction of vegetation of publicly owned rights-of-way for roads, highways, flood control projects or other similar or related uses;

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- iii.) The removal or destruction of vegetation by public utilities on the rights-of-way or property owned by such utility, or on land providing access to such rights-of-way or property;
- iv.) Work performed under a permit issued for precautionary measures to control erosion and flood hazards; and
- v.) The selective removal or destruction of noxious weeds or plants, which pose a hazard to animals.

C. STREET IMPROVEMENTS. Street improvements shall complement the rural character the Lake Los Angeles community, and;

- 1) Streetlights are prohibited in all residential areas of the Lake Los Angeles community.
- 2) A recommendation that all main non-residential intersections be marked by a single streetlight.
- 3) All required and recommended streetlights shall utilize “cut-off” Mission Bell design fixtures, as specified by the local electric utility;
- 4) Concrete sidewalks, curbs and gutters will be prohibited on residential streets. Inverted shoulders will be specified for local residential streets, unless an alternate design is necessary for public safety, as determined by the Department of Public Works. Fencing with inverted shoulders, may be required where multi-purpose trail use is within the road easement.
- 5) Commercial lots facing the main streets of Avenue O and 170th Street East only must have curbs and gutters, with fencing for multi-purpose trails, and both sides of these main streets must be developed in like fashion. Sidewalks in these commercial areas are prohibited.
- 6) Other commercial areas shall comply with Los Angeles County Codes regarding curbs and gutters.

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D. DRAINAGE. The following provisions are intended to slow or reduce runoff from new developments and protect and enhance the rural character of the Lake Los Angeles community. In addition to existing county standards for the control of runoff, the following standards shall be observed;

- 1) The maximum impervious finished surface area for residential and associated accessory uses shall not exceed 10% for lots three net acres or larger; not exceed 21% or 13,000 gross sq.ft. , whichever is smaller, for lots between 1 ¼ net acres and three net acres; and not exceed 30% or 11,000 gross sq.ft., whichever is smaller, for lots small than 1 ¼ net acres;
- 2) Maximum impervious finished surface areas for non-residential uses shall not exceed;
 - a) 65% for open storage, homes for the aged, cemeteries and mortuaries; the balance shall be landscaped,
 - b) 74% for hospitals and mausoleums; the balance shall be landscaped,
 - c) 78% for churches and schools; the balance shall be landscaped,
 - d) 80% for stores, office buildings warehousing, manufacturing, storage, shopping centers, restaurants, service station, parking lots, motels/hotels kennels, lumberyards, professional buildings, banks, and supermarkets; the balance shall be landscaped,
 - e) All landscaping shall include live vegetation.
- 3) Partially impervious surfaces, such as perforated concrete blocks that allow vegetation growth, may be used where public safety is not a consideration, such as private patios and driveways; credit shall be given for the portion of such surfaces that are not impervious. This provision shall not be used to modify standards for parking surfaces required by Section 22.552.1060 of the Los Angeles County Code

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- 4) All residential buildings with rain gutters shall collect and direct all roof runoff toward a permeable surface, rather than towards impervious surfaces such as paved driveways;
- 5) The LLACSD discourages the use of concrete facilities to mitigate flood hazards;
- 6) Flood hazard mitigation shall be consistent with floodplain management practices and existing drainage policies.

E. TRAIL EASEMENTS. In reviewing and establishing design considerations for any land division, the hearing officer shall consider community trail objectives. Alternative proposals for trail easements consistent with community goals shall be developed and considered in conjunction with each land division, and;

- 1) Unobstructed multi-purpose trails for both pedestrian and equestrian uses should be developed in each new land division to the satisfaction of both the Department of Public Works and the Department of Parks and Recreation. Although alignments that are not adjacent to roadways will generally be preferred, road easements may be used when the hearing officer determines that other locations are inappropriate, and multi-purpose trail fencing shall be provided;
- 2) Any trail incorporated into a land division must contain a provision for participation in a community-wide trail maintenance financing district or other appropriate financing mechanism; the district or other financing mechanism must be established prior to the construction of the trail;
- 3) The Department of Parks and Recreation will work with the community to establish an appropriate mechanism for financing trail maintenance.

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IV. Commercial Architectural Style and Project Design Considerations.

A. COMMERCIAL LAND USES. All commercial land uses located in the commercial area, Area-1 *Old Town Lake Los Angeles* commercial area within the LLACSD, regardless of current zoning restrictions, and all commercial land classifications listed in the Antelope Valley Area Plan and all non-residential uses within urban residential or non-urban land classifications which are not accessory to residential structures within the boundaries of the LLACSD shall allow for businesses that are necessary to support and provide for the community of Lake Los Angeles either to operate without CUP's or be zoned for, but not limited to, small businesses such as those permitted under commercial zone C3 which are Livestock/Domestic Pet feed stores, pet grooming salons, veterinary services, auto repair and service center, restaurants, and other businesses and services that might require outside storage and/or indoor seating. Combined Zones may need to also be considered for this area known as *Old Town Lake Los Angeles*. All types of Combined Zones and Commercial Zones shall be considered for the LLACSD commercial area, Area-2 (*Proposed*) *High Desert Corridor Commercial Area*, and both commercial areas of the LLACSD shall comply with the following;

- 1) Be designed in a Western/Southwestern style in substantial conformance with the architectural style guidelines the LLACSD and as maintained in the office of the Regional Planning Director;
- 2) Buildings shall incorporate variation in roof-line and façade detailing. Examples of façade details include recessed window, balconies, offset planes, or similar architectural accents. Long unbroken building facades are prohibited.
- 3) Be designed to conceal from public view all external utilities, such as roof mounted air conditioning or heating units, or other improvements not contributing to the Western/Southwestern architectural design, such as satellite dish antenna. Solar panels that are designed, as part of a roof-line and blend with the overall roof

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appearance need not be concealed. An exterior architectural rendering, with materials and colors indicated, shall be submitted with any request for Director's review for structural improvements;

- 4) Service bays and work areas must be concealed;
- 5) Trash receptacles must be concealed from public view;
- 6) Exterior lighting. Exterior lighting on non-residential parcels shall be prohibited except where necessary for the safety of pedestrian and/or vehicular traffic and to eliminate off-site illumination, light pollution and light trespass where lights are required. Fixtures in keeping with the Western/Southwestern architectural style, such as "Mission Bell" design, will be specified;
- 7) Nonconforming Lighting. Exterior lighting in use on the effective date of the ordinance creating either the revised Antelope Valley Area Plan or the LLACSD that does not meet the requirements of both subsections shall be removed or made to comply with the requirements of both subsections:
 - a) Within 6 months of the effective dates of either the revised Antelope Valley Area Plan or the LLACSD if such lighting causes light trespass or light pollution; or
 - b) Within 3 years of the effective dates of either the revised Antelope Valley Area Plan or the LLACSD if such lighting does not cause light trespass or light pollution.

B. Billboards. The LLACSD shall be designated a billboard exclusion zone in compliance with Part 3 of Chapter 22.40 of the Los Angeles County Codes.

- 1) Exception. A community information billboard for community interest, activities and/or events shall be allowed.

C. Signs. Not with-standing any other provision of this LLACSD, all signs permitted by this subsection shall conform to the following;

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- a) Signage shall be unobtrusive and shall promote the style of the Western/Southwestern architectural guidelines;
 - b) Sign Lighting. External lighting shall be accepted only when using fixtures designed to focus all light directly on the sign;
 - c) Internal illumination shall be prohibited.
- 1) Except as specifically exempted by Title 22.52.810, no sign including those prohibited by Title 22.52.990, shall be erected within the LLACSD except as provided for by this subsection;
- a) Signs painted directly on buildings shall be prohibited. No wall business sign attached to a building, including the roof, shall be higher than the highest point of the building, excluding the chimneys and antennas. The maximum area permitted of an attached wall sign is 1 ½ sq.ft. gross for each linear foot of building frontage, not to exceed 100 sq.ft. gross per tenant;
 - b) Freestanding business signs, typically monument style, are allowed as provided for in Title 22.52.890, accept that roof business signs shall be prohibited, the height of such signs shall be limited to 10 ft. measured from the natural grade at street level, and maximum area of combined faces on such signs shall be limited to 100 sq.ft. gross;
 - c) All permanent commercial signs shall be in English for uniformity only;
 - d) Temporary, directional, information and special purpose signs, may be permitted, as provided for by Title 22.52 Sections 940, 950, 960, 970, and 980 of the Los Angeles County Codes.

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V. Residential Architectural Style and Project Design Consideration.

A. RESIDENTIAL LAND USES. All residential land uses within the LLACSD, regardless of current zoning restrictions, and all residential land classifications listed in the Antelope Valley Area Plan and all residential uses within urban residential or non-urban residential land classifications located within the boundaries of the LLACSD shall include, but are not limited to, permitted uses that are listed in Zone A-1: Light Agricultural such as single family residences, crops(field, tree, bush, berry, row and nursery stock) (22.24.070) and greenhouses and raising of horses, cattle, sheep, goats, poultry, birds earthworms, etc. (22.24.070), provided all other applicable Los Angeles County Codes such as Animal Control codes, Health codes and these CSD are being observed, and shall comply with the following;

- 1) Restricted access subdivisions are prohibited;
- 2) Multi-dwelling housing such as apartments, condominiums or town-homes, are prohibited, regardless of current zoning restrictions;
- 3) Any dwelling setbacks and/or footprints that impede the ability to house equestrians or livestock on that or any adjacent property shall be prohibited. (As referred to in the Los Angeles County Code Title 22, Chapter 22.52);
- 4) If any proposed legal dwelling that may affect or impede the legal “purpose and intent” use of adjacent properties, the affected property owners must be notified via certified mail with return receipt requested, explaining purpose and possible impact. Affected property owners then have 60 (sixty) days to reply in writing to the Regional Planning Department of Los Angeles County. Regional Planning shall consider this information before issuing permit;
- 5) All manufactured homes shall be ground-set with a maximum of a 12” (twelve inch) foundation;
- 6) All new land developments within the LLACSD shall have underground utilities;

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- 7) Residential ranch entrance signs shall be limited to being located on parcels of three (3) acres or more, provided that only one span per parcel shall be permitted for such signs. The top of these signs shall not exceed 20' (twenty feet) from the natural grade, and the surface areas of such signs shall not exceed 12' (twelve linear feet);
- 8) Fence Design. In addition to Codes provided in Title 22.48.160 of the Los Angeles County Codes concerning the height of fences, the following fence design features shall apply to construction of perimeter fencing;
 - a) Perimeter fencing shall be constructed of material that is of standard fencing materials. Anything other than material manufactured and designed for fencing will have to have a Director's approval and notification of the Lake Los Angeles Rural Town Council with their approval;
 - b) Exception to standard fencing materials. The Lake Los Angeles Rural Town Council acknowledges that it is common that garage doors are used as fencing material within the LLACSD. However, garage doors may only be used if they are in compliance with all other Los Angeles County Code Fencing Section AND are uniform in appearance and color;
 - c) Nonconforming fencing. Fencing in use on the effective date of the ordinance creating the LLACSD that does not meet the requirements of this subsection shall be removed or made to comply with the requirements of this subsection within 1 (one) year of the effective date of the ordinance creating this LLACSD.
- 9) Property Accessibility. A minimum of a 12' (twelve foot) wide access must be provided to the rear of the property for fire department access, brush clearing, septic maintenance, and livestock maintenance, ect.;
- 10) All newly developed lots and subdivisions shall be no less than 2 (two) acres gross equaling 87,120 sq.ft. gross or more;

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- 11) The Lake Los Angeles Rural Town Council and the Director must approve all lots and subdivisions where smaller lots may be appropriate. A Public hearing or hearings may be requested or required;
- 12) All foundations, including garages and out buildings, shall not exceed 10% of total net lot area;
- 13) Where drainage and other impervious finished surfaces are an issue, refer to Section III, D of these standards, when the above statement (#12) of this section does not or may not apply.

B. HOME-BASED BUSINESS OCCUPATIONS. Home-based Business occupation uses are to be permitted, subject to a Director's review, to enable a resident to carry on an income-producing activity, which is incidental and subordinate to the principal use of the residential property, when such activity will not be disruptive to the character of the Lake Los Angeles community, as defined in the LLACSD. All Home-based Business Occupations shall be subject to the Los Angeles County Codes Section 22.56.1690 on Home-based Business Occupations.

C. EXTERIOR LIGHTING. Exterior lighting shall be designed to eliminate off-site illumination; light pollution and light trespass, within the requirements of the revised Antelope Valley Area Plan and the LLACSD, and shall;

- 1) Maximum Output. The cumulative manufacturer's maximum output of all exterior lighting on a lot or parcel of land shall not exceed;
 - a) 8,000 lumens per net acre of such lot or parcel of land in a residential or agricultural zone; or
 - b) 20,000 lumens per net acre of such lot or parcel of land in any other zone.
- 2) Nonconforming Lighting. Exterior lighting in use on the effective date of the ordinance creating either the revised Antelope Valley Area Plan or the LLACSD that does not meet the requirements of both subsections shall be removed or made to comply with the requirements of both subsections:

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- a) Within 6 months of the effective dates of either the revised Antelope Valley Area Plan or the LLACSD if such lighting causes light trespass or light pollution; or
- b) Within 3 years of the effective dates of either the revised Antelope Valley Area Plan or the LLACSD if such lighting does not cause light trespass or light pollution.

D. CARGO STORAGE CONTAINERS FOR INCIDENTAL STORAGE.

- 1) For the purposes of this Community Standards District, cargo storage containers commonly used on ocean-going cargo vessels, are to be considered as personal property and not as buildings.
- 2) The provisions of this LLACSD's standard will apply to lots in all residential type zoned areas, regardless of current zone restrictions and where farming is not the major land use. For Farming Standards, see: *Antelope Valley Farming Standards for Storage Containers*, Laura Blank, Executive Director, Los Angeles County Farm Bureau. Email: exec@lacfb.org
- 3) On the date of adoption of the LLACSD, all containers currently placed on all size lots are considered as permitted with preexisting non-conformism, but must comply with the provisions of paragraph 4, items b thru k below. Any container placed on any size lot after the date of adoption of the LLACSD must comply with the provisions of paragraph 4, items a thru k below, and obtain approval from the Lake Los Angeles Rural Town Council.
- 4) Cargo containers may be used for incidental storage when the following conditions and requirements are satisfied:
 - a) The minimum lot size for one cargo container is ½ acre gross. A owner may have 1 additional cargo container per ½ acre gross of owned, leased or rented property.

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- b) Each container may not exceed 10 feet in height, 10 feet in width and 40 feet in length and may have 2 vents (since Antelope Valley temperatures may reach as high as 120 degrees) but no windows, doors (except the doors of the original container), additions, alterations, plumbing, or HVAC (heating ventilation or air conditioning).
- c) Each container will be painted in such a way as to minimize its visual impact using colors that conform to the community's Western/Southwestern architectural theme. Generally accepted colors would be earth tones and other neutral colors or other town council approved colors.
- d) Each container will be positioned on the lot so it will minimize its visual impact to existing structures, will not obstruct, block or reduce to frontage (street side) view of current structures, and will not block any exits, windows or access ways.
- e) Cargo containers may not be stacked.
- f) Cargo containers shall be maintained in good condition and free of graffiti.
- g) Cargo containers may not be used for the storage of hazardous or flammable materials unless kept in appropriate, individual storage containers.
- h) Cargo storage containers may not be used for human habitation, manufacturing and/or retail sales.
- i) Cargo storage containers may not be used for animal habitation.
- j) Containers should not be placed over septic tanks or leach lines.

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- k) Setbacks:
- 5 feet side yard setback
 - 15 feet rear yard setback
 - Maintain six (6) feet between accessory structures and ten (10) feet between primary structures

E. Owner/Operator Truck Operations

1. For the purposes of the Community Standards District, Owner/Operator Truck Operations refers to the number of permitted truck units (defined as 1 tractor and 2 trailers or 1 tractor and 1 set of doubles) that shall be allowed in all residential or agriculturally zone areas of the LLACSD, regardless of current zoning restrictions.
2. For the purposes of the CSD, the minimum lot size for Owner/Operator Truck Operations is ½ acre gross. An Owner/Operator may have 1 additional truck unit per ½ acre gross of owned, leased or rented property.
3. Owner/Operator Truck Operations are considered home-based occupations and a business activity that is incidental and subordinate to a dwelling unit in the residential zoned areas of the LLACSD.
4. Owner /Operators may operate and store their truck units at their residential property only, whether that property is owned, leased or rented, provided that the units and their operations adhere to the permitted activities of this CSD.
5. Permitted activities;
 - a) A truck unit may be parked on an owner/operator's residential lot (owned, leased, or rented) provided that such parking does not obstruct, block or reduce the frontage (street side) view of current structures, and will not block any exits, windows or access ways, and otherwise per California State Vehicle Code requirements.
 - b) More than one truck unit may be parked on an owner/operator's residential lot (owned, leased or rented) according to lot size requirements as specified in #2 above and provided that such parking does not obstruct, block or reduce the frontage (street side) view of current structures, and will not block any exits, windows or access ways, and otherwise per California State Vehicle Code requirements.

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c) Refrigerated truck units, and the newer 'whisper reefer' models, may be parked on an owner/operator's residential lot (owned, leased or rented) provided that such parking does not obstruct, block or reduce the frontage (street side) view of current structures, and will comply with California Air Resources Board (CARB) standards for noise and soot control, and otherwise per California State Vehicle Code requirements.

d) Owner/operators will make every attempt to park their units on their residential (owned leased or rented) property in such a way as to shield or partially conceal the units from the frontage (street side) view of current structures.

e) Owner/operators will make every effort to ensure that the dust is kept to a minimum in their truck parking areas and that noise, apart from start-up activity, is limited to the hours of 6:00 am and 10:00 pm.

f) The current legal resident must be able to show proof to ownership for any owner/operator truck unit stored on their residential property (owned, leased or rented).

6. Prohibited Activities;

a) Any truck unit that contains or had contained hazardous or flammable materials, such as fuel, oil, bio-hazard, hazardous chemicals, or any load that would be considered a health or environmental hazard may not park their units on their residential property (owned, leased or rented) even if the load has been emptied.

b) Over night, on-street truck unit parking is not permitted.

c) Idling more than five minutes is prohibited by the California 5 Minute Idle Law regarding California-certified diesel engines in vehicles greater than 14,000 lb. GVW.

d) If an owner/operator is unable to maneuver his vehicle(s) onto his residential lot (owned, leased or rented) he may not park such owner/operator units on the street or a vacant lot that is not owned, leased or rented by the owner/operator.

F. Other Permitted Vehicles

1. For the purposes of this Community Standars District, Other Permitted Vehicles refers to Motor Homes, Boats, Other Recreational Type Vehicles, Pickup Trucks, and those with dual rear tires, commonly called 'Dually's', Horse-trailers, 'Toy-boxes', toy-box trailers, Motorcycles, off-road vehicles, such vehicles include 2-wheel, 3-wheel, 4-wheel, and other multi-wheel vehicles (ie., dirt bikes, ATV's, dune buggies, ect.) and other vehicles with recreational uses.

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2. Other Permitted Vehicles may be operated and/or stored at the residents property only, whether that property is owned, leased or rented, provided that the operations and storage of the "Other Permitted Vehicles" adhere to the permitted activities of the CSD.
3. Permitted activities;
 - a) Other Permitted Vehicle parking is permitted on residential property provided the current legal resident is be able to show proof of ownership for any permitted vehicle parked and/or stored on their residential property (owned, leased or rented).
 - b) Other Permitted Vehicle parking is permitted on residential property (owned, leased or rented) provided that such parking does not obstruct, block or reduce the frontage (street side) view of current structures, and will not block any exits, window or access ways.
 - c) Pickup trucks and vehicles with dual rear tires, commonly called "Dually's", are permitted on residential driveways provided that such parking does not block any exits, windows or access ways.
 - d) Residents and owners of "Other Permitted Vehicles", provided vehicles are properly registered, may maintain one or more vehicles as described in this Section F, Paragraph 1, whether currently licensed or unlicensed, or whether operable or inoperable, in outdoor storage on private property (owned, leased or rented), if every such vehicle and outdoor storage area is maintained in such manner as not to constitute a health, environmental or safety hazard.

G. Collector Vehicles;

1. Residents of the LLACSD may own, collect and store older vehicles as defined in Section 5004, and described in Sections 5050, 5051 and 5052 of the California Vehicle Code, on their residential property (owned, leased or rented).
2. Residents may also own and store inoperable vehicles used during the restoration process as defined by California Vehicle Code, Sections 5050, 5051 and 5052 on their residential property (owned, leased or rented).
3. The current legal resident must be able to show proof of ownership for any vehicle, as defined in California Vehicle Code, Sections, 5004, 5050, 5051 and 5052, that is parked or stored on their residential property (owned, leased or rented).

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H. LIVESTOCK/FOWL/POULTRY. Livestock standards shall be in compliance with existing Los Angeles County Codes (Title 22 Chapter 22.52), additional standards for fowl and poultry shall be as follows;

- 1) Definitions.
 - a) Fowl. Domesticated fowl is defined to mean pigeons, dove, caged birds and other properly domesticated fowl.
 - b) Poultry. Poultry is defined to mean adult chickens, turkeys, ducks, geese guinea hens, peafowl and other properly domesticated poultry.
- 2) Fowl. Defined to mean pigeons, dove, caged birds and other properly domesticated fowl shall have;
 - a) No more than thirty (30) adult individual fowl on any residential/agricultural lot (RA Zoned Lots); and
 - b) All fowl must be properly housed 50 ft. from any dwelling and in compliance with all Los Angeles County Health Codes (Title 22 Chapter 22.52).
- 3) Poultry. Defined to mean adult chickens, turkeys, ducks, geese, guinea hens, peafowl and other properly domesticated poultry shall;
 - a) Any RA (Residential/Agricultural) Zoned property with a minimum of 15,000 net sq.ft. may house poultry in compliance with Los Angeles County Codes (Title 22 Chapter 52), which states all poultry must be properly housed a minimum 50 ft from any dwelling. This allows for 1 (one) poultry per 871 net sq.ft. (Which is equal to 25 poultry per ½ net acre or 50 poultry per 1 (one) net acre , on properties of 15,000 net sq.ft. or more).
 - b) A total of the adult male population of any poultry may not exceed 20%.

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I. **APPLICABILITY.** The preceding standards shall apply as appropriate to any land division, building permit for either a new structure or a specified addition to an existing structure, or grading permit. Modifications to any standard in the subsections are only available pursuant to the terms and conditions of a conditional use permit (CUP), as provided for in Title 22, Section 56, and Part 1.

VI. **AREA-SPECIFIC DEVELOPMENT STANDARDS.** Except as provided in this section, all residential lots or parcels shall comply with the LLACSD area requirements and standards of the applicable zone, regardless of current zoning restrictions, and where applicable Los Angeles County Codes.

A. **COMMERCIAL AREAS.** The LLACSD shall contain two distinct commercial areas;

- 1) *Area 1 -- Old Town Lake Los Angeles (Avenue O & 170th Street East)*
 - a) **Purpose.** The Old Town Lake Los Angeles commercial area is established to preserve and enhance the small town atmosphere, rural Western/Southwestern style commercial development in existence along Avenue O and 170th Street East and to promote future development that is consistent with the existing community character;
 - b) **Area Description.** The boundaries of this area are shown on the official LLACSD Map maintained at Regional Planning under the heading *Old Town Lake Los Angeles Commercial Area*. A small depiction of this area is also shown on the map following this section;
 - c) **Restriction.** Businesses in the *Old Town Lake Los Angeles Commercial Area* shall be restricted to a maximum footprint of 15,000 sq.ft. This allows for future development to be consistent with the existing community character in the commercial area.

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- 2) Area 2 – (Proposed) High Desert Corridor Commercial Area.
 - a) Purpose. This area is established to implement development standards for enhanced future commercial growth along the proposed High Desert Corridor;
 - b) Area Description. This proposed commercial area should be south of Palmdale Blvd. to Avenue S following along the proposed High Desert Corridor. The boundaries of this area are shown on the official LLACSD Map maintained at Regional Planning under the heading (Proposed) High Desert Corridor Commercial Area. A small depiction of this area is also shown on the map following this section;
 - c) The (Proposed) High Desert Corridor Commercial Area businesses shall have the maximum sq.ft. footprint determined by the Director with the approval of the Lake Los Angeles Rural Town Council.