

TWIN LAKES

COMMUNITY PLAN

SUMMARY OF CONSTRAINTS AND OPPORTUNITIES

A Background Report was prepared which contained the results of research conducted by the planning team. The findings are summarized in a statement of constraints and opportunities.

Constraints

- The existing antiquated road system consists entirely of private streets which do not meet contemporary standards. These roads are extremely narrow and, in many instances, not able to accommodate two-way traffic. They feature tight curves, are poorly maintained and, in many areas, are unpaved. As a result, not only is normal traffic circulation strained, but the efficient provision of fire and other safety services is impeded. In addition, roads frequently do not follow the easements recorded in the original subdivision, which leads to confusion as to the location of property lines. The combination of hillside topography and existing small lot development make it impractical to improve roads to contemporary standards.
- Continuing and increasing reliance on septic systems for sewage disposal increases the risk to public health and safety either through system failure, or seepage into either ground water or surface waters off site. Small lots and soil conditions severely limit the use of on-site systems.
- Recent construction of relatively large houses on small lots gives a more intense, "urban" feel to the community, may obstruct the views from adjacent parcels, may encourage on-street parking due to inadequate driveway and garage area, and limits options for septic system locations.
- Traffic noise from the 118 Freeway disrupts the quiet, rural atmosphere of Twin Lakes.
- White steep slopes limit development possibilities, the potential build-out—based on the number of vacant, legal lots—poses limits to innovative planning controls that could protect community character and minimize future problems.
- Existing fire hydrant system does not meet minimum standards for protection of all existing development.
- Current zoning and subdivision regulations have not been entirely successful in preventing development which is inconsistent in scale and design, thereby detracting from the aesthetic quality and rural nature of the community.

Opportunities

- Residents of Twin Lakes, particularly members of the Planning Advisory Committee and other participants in this planning process, are assuming responsibility for directing the future of the community.
- Recent increases in property values point out the desirability of Twin Lakes as a community.
- Many of the vacant lots are in clusters; merging of parcels would provide larger building sites and reduce the potential density of the community.
- The vacant lots and unsubdivided parcels could provide additional off-street parking areas, recreational/open space areas, or other uses which could complement the residential uses in the community.
- Public sewer lines are very near Twin Lakes, in both Topanga Canyon Boulevard and Canoga Avenue.
- The views from the area are striking, including open hillsides to the north and scenic vistas to the south.
- The community is relatively secure from crime.
- The rugged natural terrain and existing vegetation all contribute to the appealing character of Twin Lakes.
- The Devil Canyon stream and riparian area constitutes a natural resource of scenic and recreational value.

COMMUNITY GOALS AND OBJECTIVES

A survey of residents was taken in January 1989 to discern feelings about the future of Twin Lakes. In addition, four community meetings were held to provide residents an opportunity to voice their concerns regarding issues facing the community. The following goals and objectives incorporate this community input:

GOAL 1: To ensure that the public health and safety are adequately served, especially with respect to streets and sewage disposal.

Objective 1: Limit the amount of new residential development so that overall density in the community does not exceed the capacity of roads and does not create a public health and safety problem due to improper sewage disposal.

Objective 2: Improve roadway widths and paving surfaces to meet Fire Department access needs.

Objective 3: Minimize on-street parking.

Objective 4: Dispose of sewage in a manner which minimizes risk to public health and safety.

GOAL 2: To preserve the unique rural character of Twin Lakes.

Objective 1: Ensure that the scale of new development is appropriate for the size and characteristics of parcels.

Objective 2: Maintain view corridors to the north and south when feasible.

Objective 3: Provide noise attenuation from traffic-related noise on Highway 118.

Objective 4: Improve the appearance of Twin Lakes through better design and maintenance of homes.

COMMUNITY PLAN STRATEGIES

In order to achieve these goals and objectives, a "future development scenario" was established to:

- limit development to a 50% increase over the existing total (approximately 140 units total, south of Devil Canyon)—primarily through incentives created by a Community Standards District.
- assure at least minimum rural standards for public safety by upgrading public improvements (paving primary access roads and upgrading water availability for fire suppression needs)—through a combination of conditions for new construction and community self-assessment, and
- coordinate community review and input for discretionary permit processing through the Twin Lakes Homeowners' Association.

Controls presently exist which regulate such community concerns as sewage disposal and building height; their administration and enforcement should reflect the goals and objectives of this Plan. The following new strategies are designed to influence land use intensity, circulation, parking and view corridors as means of preserving and enhancing the rural character of Twin Lakes, as defined in the Community Standards District.

- Raise funds through local pledges by property owners or establish a benefit-assessment district to pay for the following public improvements (Responsibility: Twin Lakes Community):

- paving to 20' width (no curbs and gutters) with street signs along primary access roads (Mayan Drive and others);

- street signs and minor repairs to other streets as required;

- installation of water lines and fire hydrants to meet minimum fire safety standards.

- Adopt a Community Standards District as a section of Los Angeles County Code Title 22 (Planning and Zoning) to contain the following (Responsibility: Department of Regional Planning and Board of Supervisors):

- Slope: Intensity Standard - a formula designed to limit building floor area based upon the slope of the land;

- Parking and driveway standards to increase off-street parking area, minimize on-street parking and prevent parking in yards;

- Yard standards; and

- Viewscales, building bulk and height standards - requirements to be sensitive to surrounding properties when designing new homes.

- Establish a Planning Advisory Committee comprised of members of the Twin Lakes Homeowners' Association, with the following functions (Responsibility: Twin Lakes Community):

- provide a community forum which may review and comment on discretionary permits for compliance with County regulations;

- help ensure that surveying/monumentation is established and maintained for all new construction; and

- coordinate with Los Angeles County to establish fire lanes and to install street and "No Parking" signs.

COMMUNITY STANDARDS DISTRICT

22.44. TWIN LAKES COMMUNITY STANDARDS DISTRICT

A. Intent and Purpose. The Twin Lakes Community Standards District is established to preserve the character of the Twin Lakes community and to encourage the provision of essential improvements appropriate for its unique rural character as defined in this Community Plan. The Twin Lakes Community Standards District is one means of implementing the goals and objectives of the Twin Lakes Community Plan as adopted by the Board of Supervisors on _____. The Twin Lakes Community Plan was developed primarily to address severe problems involving sewage disposal and circulation in a small-lot subdivision.

B. Description of District. The Twin Lakes Community Standards District is located north of Chatsworth in the northwestern corner of the San Fernando Valley. The District, as depicted on the community plan map, comprises approximately 60 acres and is bounded by the Simi Valley Freeway (Highway 118) on the south, Topanga Canyon Boulevard on the west, Canoga Avenue on the east and a northern boundary extending westward along Mayan Drive east of Aucas, Aztec and Saugus (south of the bridge) to Mayan Drive and Canoga Avenue at the eastern boundary.

Area 1 (Small lot subdivision) means all property located within the following records of survey:

24-25 25-44 25-46 26-42 28-23

C. Community-wide Development Standards.

1. Yard Requirements

- The provisions of Section 22.48.060 shall not apply.
- The provisions of Section 22.48.080 shall not apply.
- The provisions of Section 22.48.140 shall not apply.
- The provisions of Section 22.48.180 shall not apply.

2. Parking and Driveway Requirements

- On-street parking shall observe posted signage.

- A minimum driveway length of 20 feet, as measured from a line parallel to and a minimum of 10 feet from the center line of the driven roadway, is required.

3. On-site and Off-site Improvements

All new homes or improvements to existing homes which exceed 25% of the current market value of the existing home must satisfy the following:

- all roads or access easements on-site, as well as all roads adjacent to the parcel must be improved with a minimum of 20 foot width of paving, to be approved by the County Department of Public Works.
- fire hydrants must be accessible to the site, and comply with current standards of the County Forester and Fire Warden.
- sewage disposal facilities must be sized to serve the requested use, based on current County Department of Health Services standards.

It should be noted that the cost of any improvements needed to comply with (a) - (c) above may be the full responsibility of the project applicant.

D. Area Specific Development Standards

Area 1: Small Lot Subdivisions

1. Slope Intensity Formula

Construction of residential units or any improvements to residential units on a lot or parcel of land which does not meet current area or density requirement of the appropriate zoning district shall be subject to the following:

- The maximum allowable gross structural area of a residential unit to be constructed on a building site shall be determined by the following formula:

$$GSA = (A/5) \times [(50-S)/35] + 800$$

Where: GSA = the allowable gross structural area of the permitted development in square feet. The GSA includes the total floor area of all enclosed residential and storage areas, but does not include vent shafts, garages or carports designed for the storage of autos.

A = the area of the building site in square feet. The building site is defined by the applicant and may consist of all or a designated portion of the one or more lots comprising the project location. All permitted structures must be located within the designated building site; and

S = the average slope of the building site in percent as calculated by the formula:

$$S = 1 \times L/A \times 100$$

Where:

S = average natural slope in percent

I = contour interval in feet, at not greater than 25 foot intervals, resulting in at least 5 contour lines

L = total accumulated length in feet of all contour intervals (I)

A = the area of the building site in square feet

- All slope calculations shall be based on natural, ungraded conditions. Maps of a scale generally not less than 1" = 10', showing the building site and natural slopes, prepared by a Licensed Surveyor or Registered Professional Civil Engineer, shall be submitted with the application. If slope is greater than 50%, enter 50 for S in the GSA formula.

- The maximum allowable gross structural area (GSA) as calculated above may be increased as follows:

- Add 500 square feet or 12.5% of the total lot area, whichever is less, for each lot which is contiguous to the designated building site provided that such lot(s) is (are) combined with the building site and all potential for residential development on such lot(s) is extinguished or removed.

2. Procedural Requirements

- Any development requiring a building permit on a lot or parcel of land having a net area less than 6000 square feet shall be subject to the Director's Review procedures contained in Part 12, Chapter 22.56 of this code, except that the Director shall not consider requests for modification.

- Any modification of development standards shall be considered only through the variance procedure contained in Part 2, Chapter 22.56 of this Code. The maximum gross structural area as determined by the slope intensity formula shall not be subject to modification.

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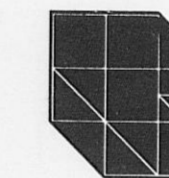
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TWIN LAKES Community Plan and Community Standards District



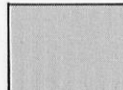
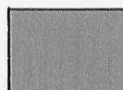

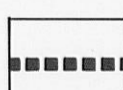

COUNTY OF LOS ANGELES DEPARTMENT OF REGIONAL PLANNING

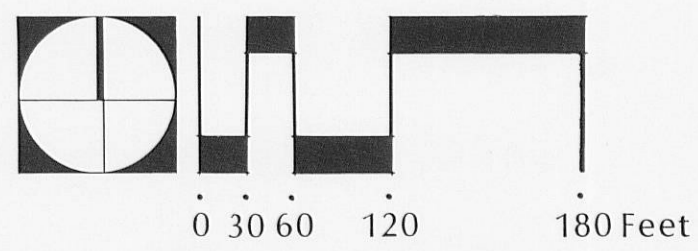
TWIN LAKES COMMUNITY PLAN

DRAFT



Legend

-  Existing Single Family Dwelling (August 1990)
-  Improved Roads
-  Emergency Access
-  Proposed Water Lines
-  Proposed Fire Hydrants



COUNTY OF LOS ANGELES DEPARTMENT OF REGIONAL PLANNING

INTRODUCTION

Established in the 1920s as a rural resort area, Twin Lakes is a small community just north of Chatsworth in the San Fernando Valley. The community developed slowly and sporadically during its first 50 years. However, in the late 1970s and 1980s, pressures for residential development on vacant parcels in the community increased. The additional development, symptomatic of trends in the greater Los Angeles region, started to change the rural character of the community and to tax the system of private roads and sewage disposal.

In 1988, the Los Angeles County Board of Supervisors directed the Department of Regional Planning to undertake a planning study for Twin Lakes to address the problems emerging in the community. The planning process utilized a "team" approach involving three main participants:

- The Planning Advisory Committee, consisting of members of the Twin Lakes community, providing direct, resident involvement in the effort;
- Los Angeles County Department of Regional Planning, providing key County staff resources; and
- Cotton/Beland/Associates, Inc., providing planning assistance to the effort.

The Twin Lakes Community Plan includes policies adopted by the County of Los Angeles for the unincorporated area of Twin Lakes, and actions to implement these policies. The plan does not itself initiate or recommend any development, intensification of land use, or change in County General Plan Land Use designation or zoning, but does serve as a guide for future improvement and development of the area.

The intent of the Twin Lakes Community Plan is to retain, to as great an extent as possible, the existing rural atmosphere of the community while providing public improvements at levels which assure at least minimal standards for public safety. The objectives and strategies contained in the plan are designed to address longstanding problems and issues in the community concerning emergency access, building bulk on small lots, road conditions, water service and sewage disposal. For the purpose of this Plan, the term "rural" means the description of Twin Lakes as an area of individual homes designed to the terrain, surrounded by native vegetation and rock outcroppings, and connected by a network of narrow winding roads; broad, open vistas enhance much of the area.

Three major components comprise the Twin Lakes Community Plan: a Summary of Constraints and Opportunities, a Statement of Community Goals and Objectives, and Community Plan Strategies. These set forth the policy direction and suggest programs for action. The Community Standards District is the regulatory framework to help carry out the plan and its programs.

The Twin Lakes Community Plan and Implementation Program refine certain aspects of the Countywide General Plan by reflecting local characteristics, concerns and preferences and setting forth standards and criteria tailored to conditions within the community. In instances where a decision may involve direction not found in the Community Plan, Countywide Policy is to be used.

Following public hearings by the Regional Planning Commission and Board of Supervisors, the Board adopted the Twin Lakes Community Plan on

LOCATION

Twin Lakes is an unincorporated area located just north of the community of Chatsworth in the San Fernando Valley. More specifically, the Twin Lakes community is situated on the north side of the Simi Valley (118) Freeway at its intersection with Topanga Canyon Boulevard.

