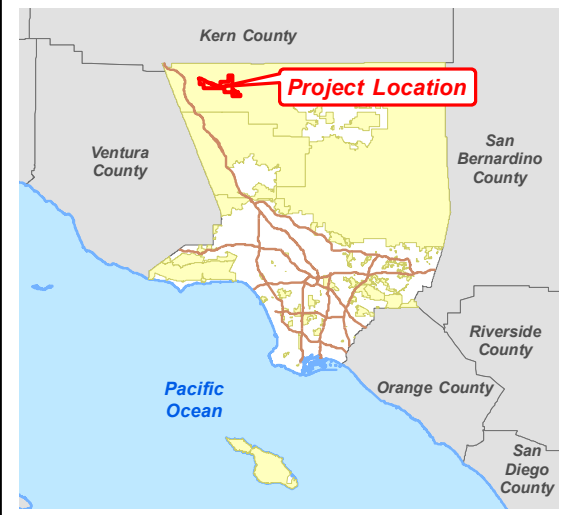


# HALF-MILE RADIUS

## LOCATOR MAP

PROJECT NO. 2019-003989  
PROPOSED CSD RPPL2018002324

**Project Location**

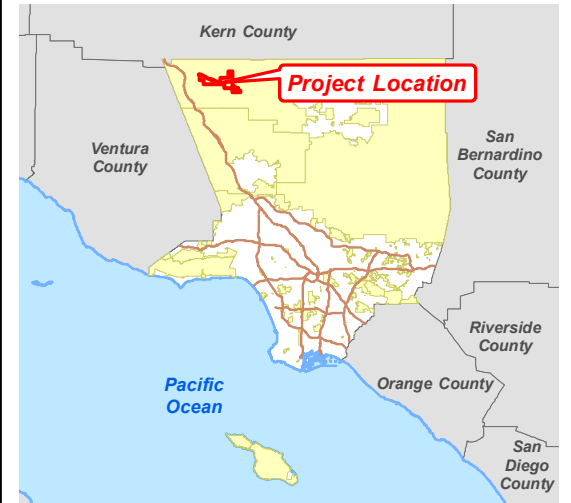
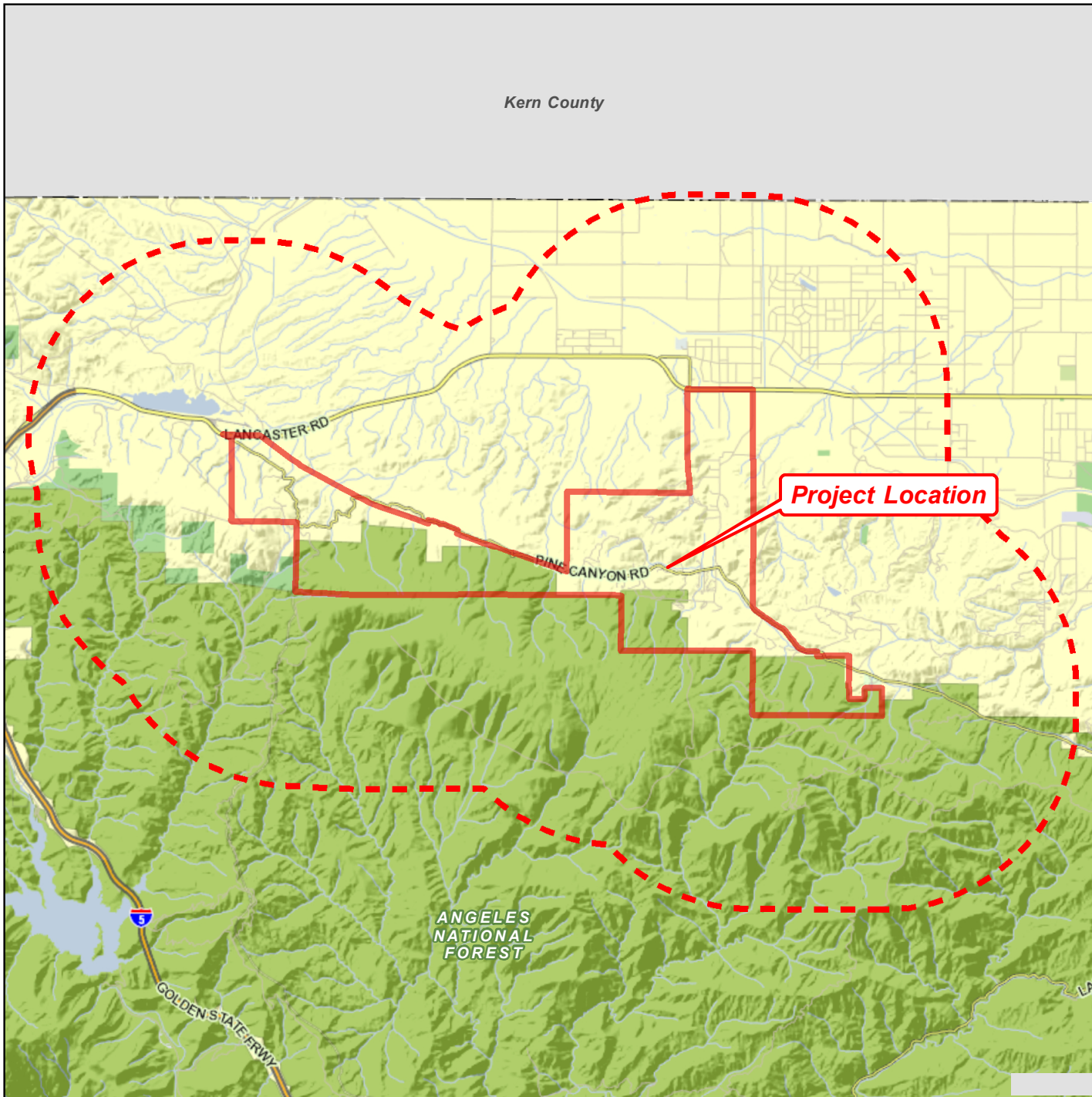


**LOS ANGELES COUNTY**  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# 3-MILE RADIUS

## LOCATOR MAP

PROJECT NO. 2019-003989  
PROPOSED CSD RPPL2018002324

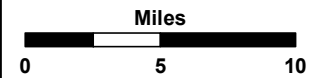
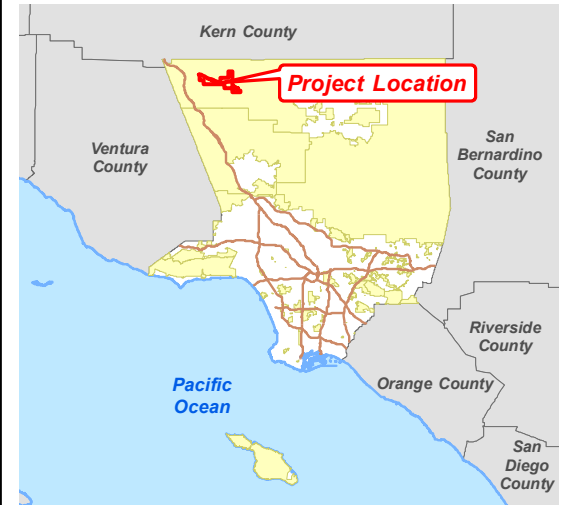
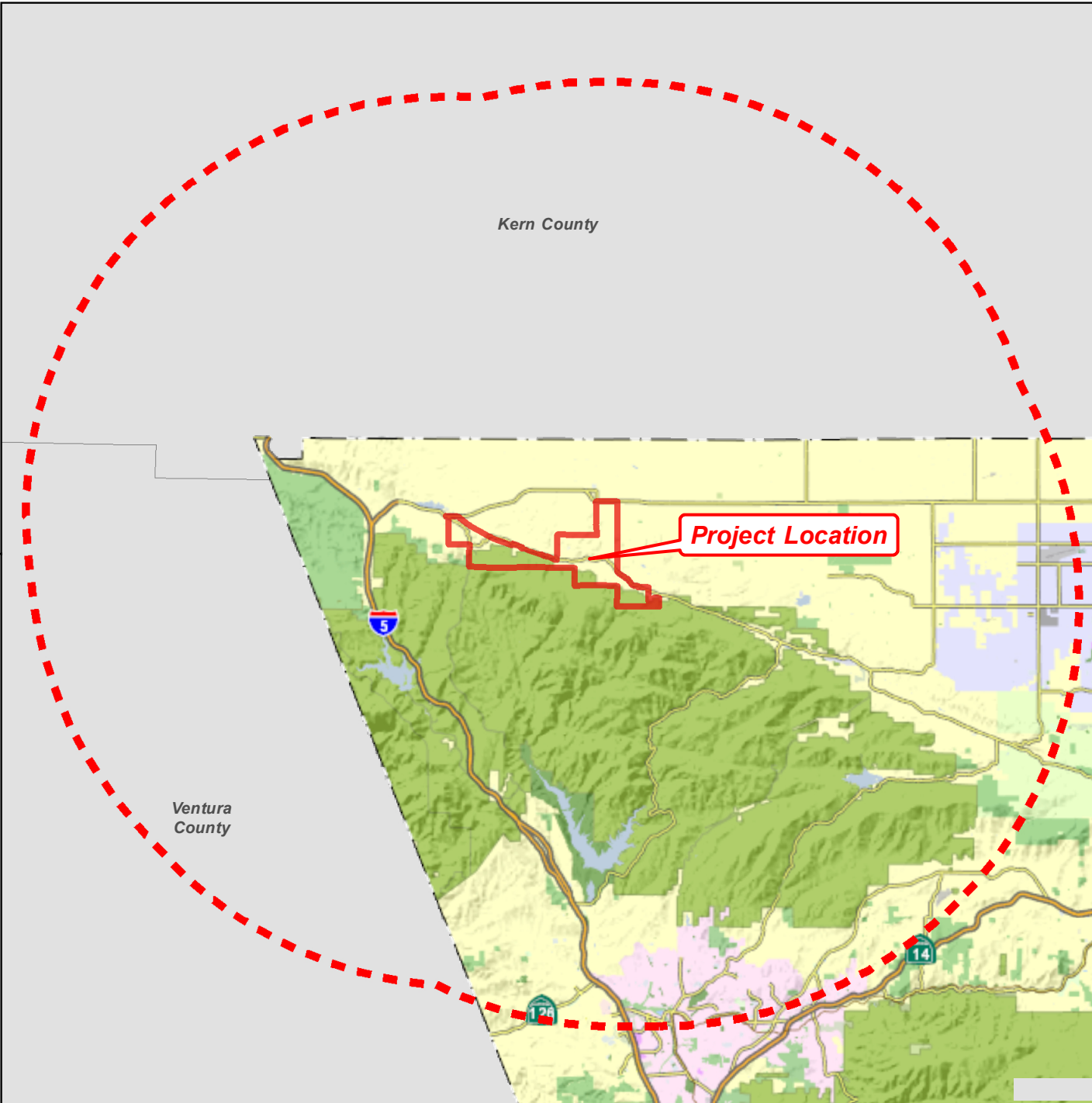


**LOS ANGELES COUNTY**  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

**20-MILE RADIUS**

**LOCATOR MAP**

**PROJECT NO. 2019-003989**  
**PROPOSED CSD RPPL2018002324**

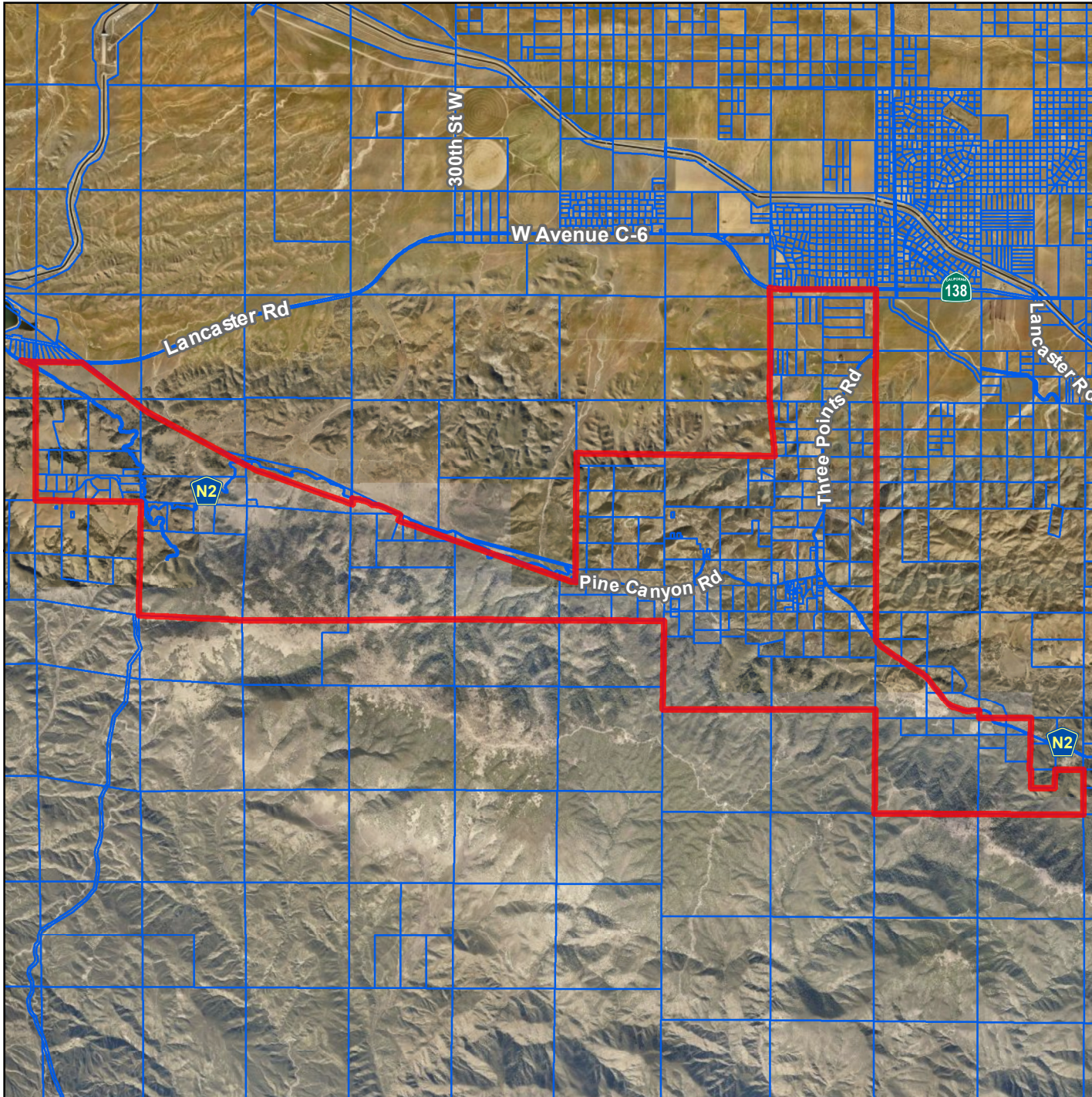


**LOS ANGELES COUNTY**  
**Dept. of Regional Planning**  
**320 W. Temple Street**  
**Los Angeles, CA 90012**

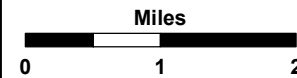
# **AERIAL IMAGERY**

## **SITE-SPECIFIC MAP**

**PROJECT NO. 2019-003989  
PROPOSED CSD RPPL2018002324**



Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2020



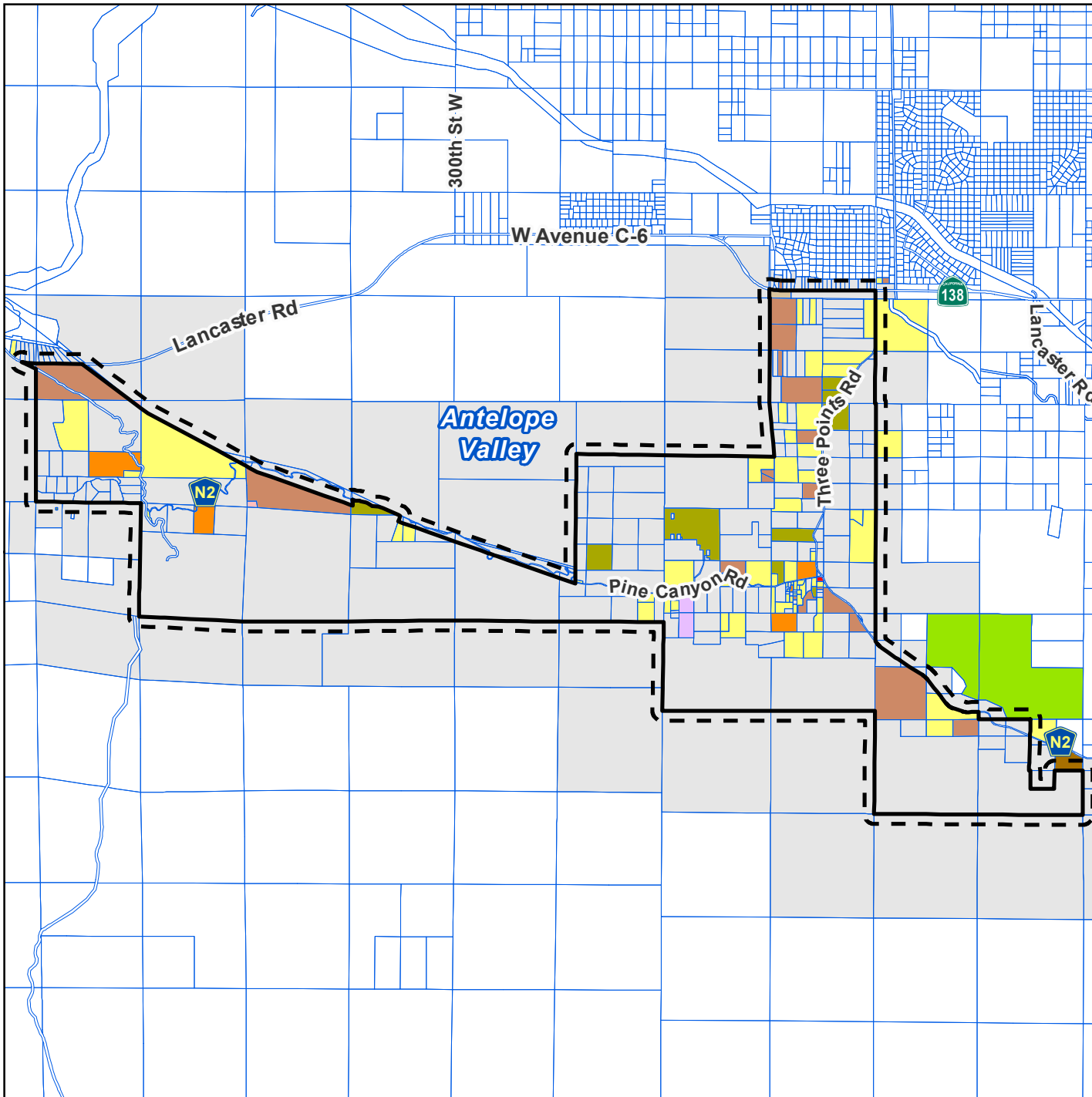
**LOS ANGELES COUNTY**  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# EXISTING LAND USE

## 500-FOOT RADIUS MAP

PROJECT NO. 2019-003989

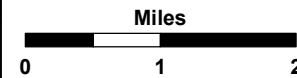
PROPOSED CSD RPPL2018002324



(---) 500-ft Standard Radius

### Existing Land Use (Assessor Use Codes)

-  Commercial
-  Government
-  Industrial
-  Institutional
-  Irrigated Farm
-  Miscellaneous
-  Recreational
-  Residential - Single Unit
-  Residential - Two Units
-  Residential - Multi-Unit
-  Vacant



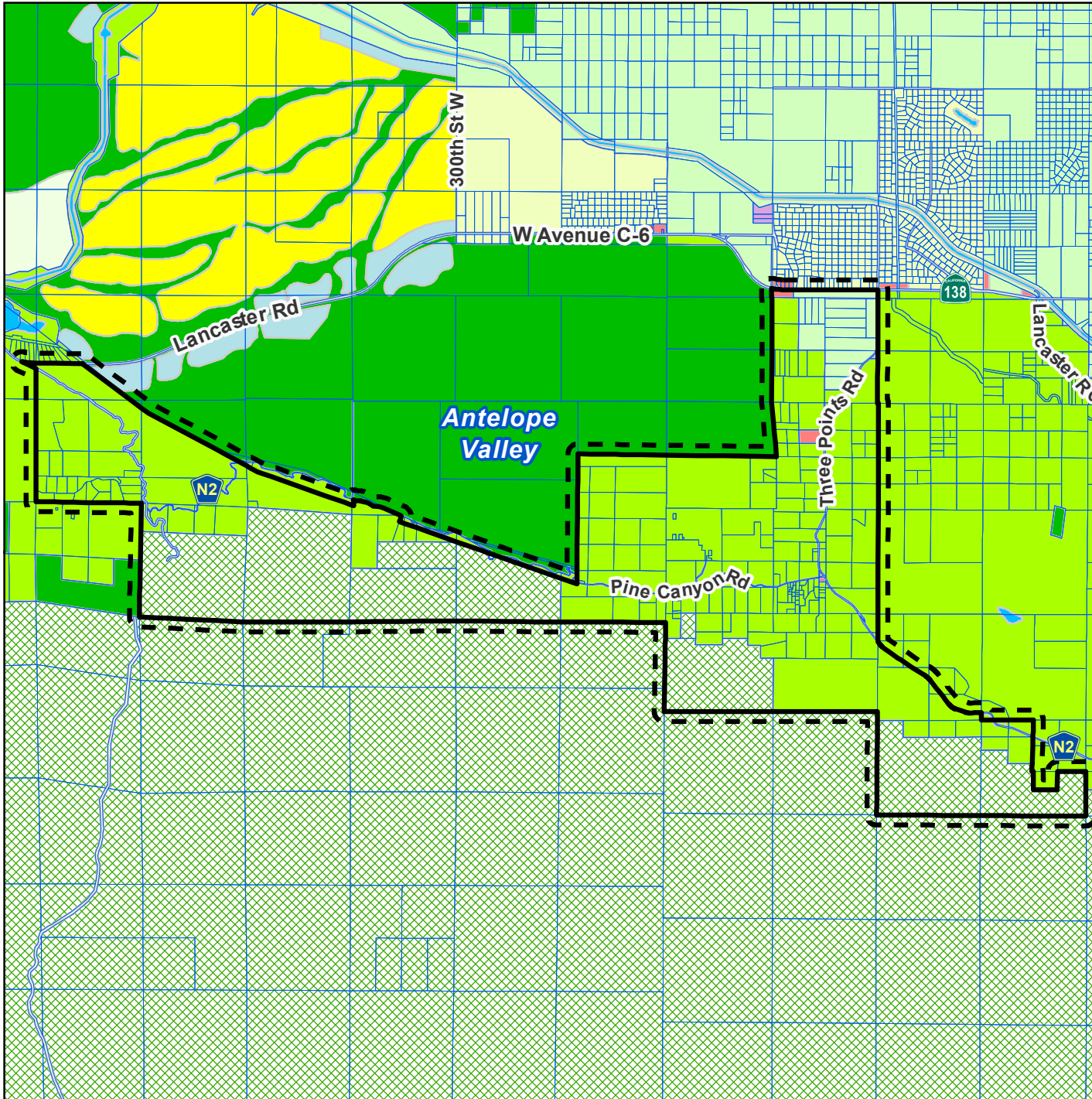
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012







# LAND USE POLICY

## 500-FOOT RADIUS MAP

PROJECT NO. 2019-003989

PROPOSED CSD RPPL2018002324



-  RL1 - Rural Land 1 (1 du / 1 gross ac)
-  RL2 - Rural Land 2 (1 du / 2 gross ac)
-  RL10 - Rural Land 10 (1 du / 10 gross ac)
-  RL20 - Rural Land 20 (1 du / 20 gross ac)
-  H5, H9 - Residential
-  CR - Rural Commercial
-  MU-R - Mixed Use - Rural
-  IL - Light Industrial
-  P - Public and Semi-Public
-  OS-NF - Open Space National Forest
-  OS-C, OS-BLM - Open Space
-  W - Water



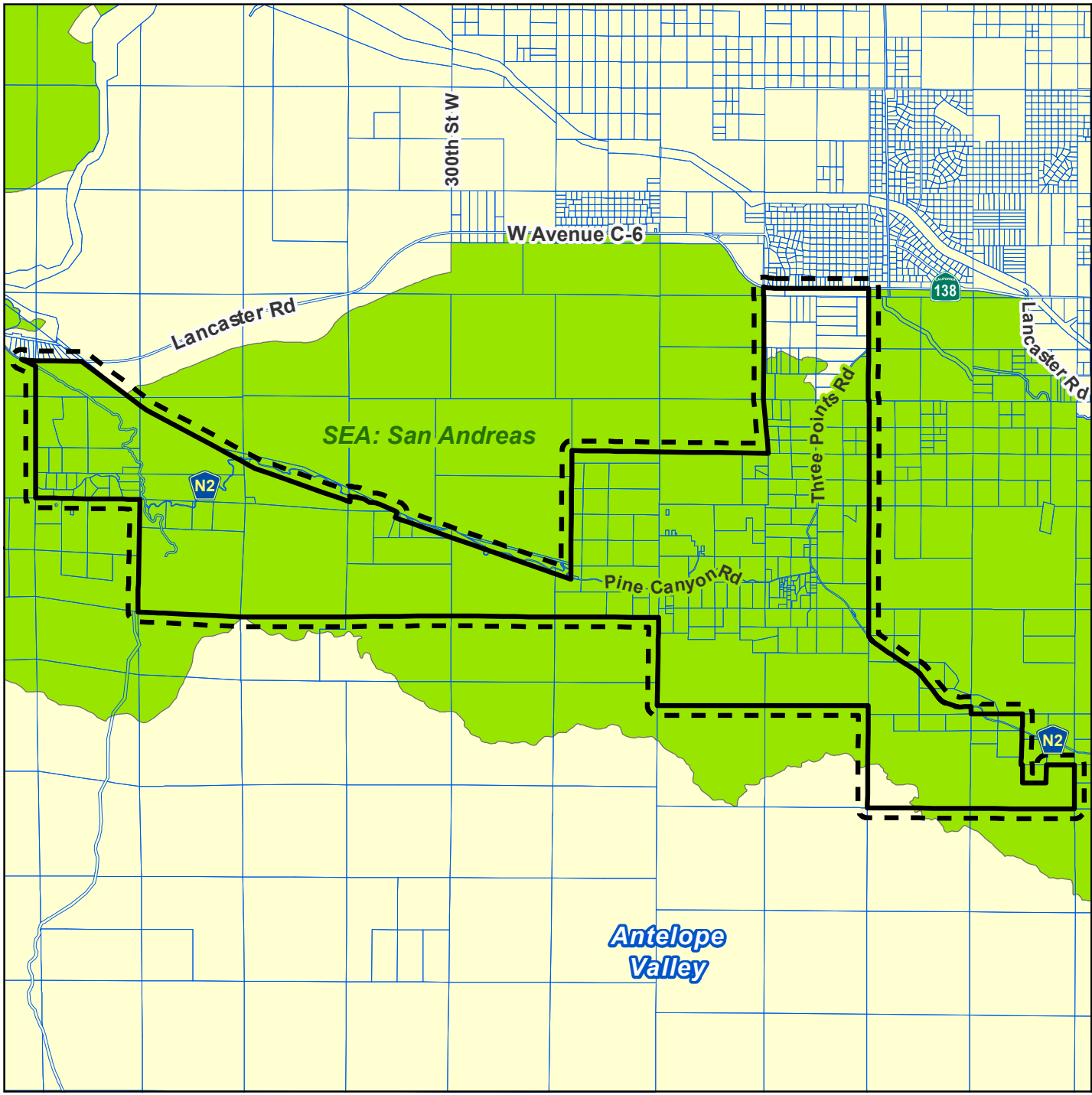
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012






# LAND USE POLICY

## 500-FOOT RADIUS MAP

PROJECT NO. 2019-003989

PROPOSED CSD RPPL2018002324



-  Significant Ecological Area
-  Project Boundary: Three Points - Liebre Mountain CSD
-  Radius Buffer
-  Parcel Boundary
-  Unincorporated Community



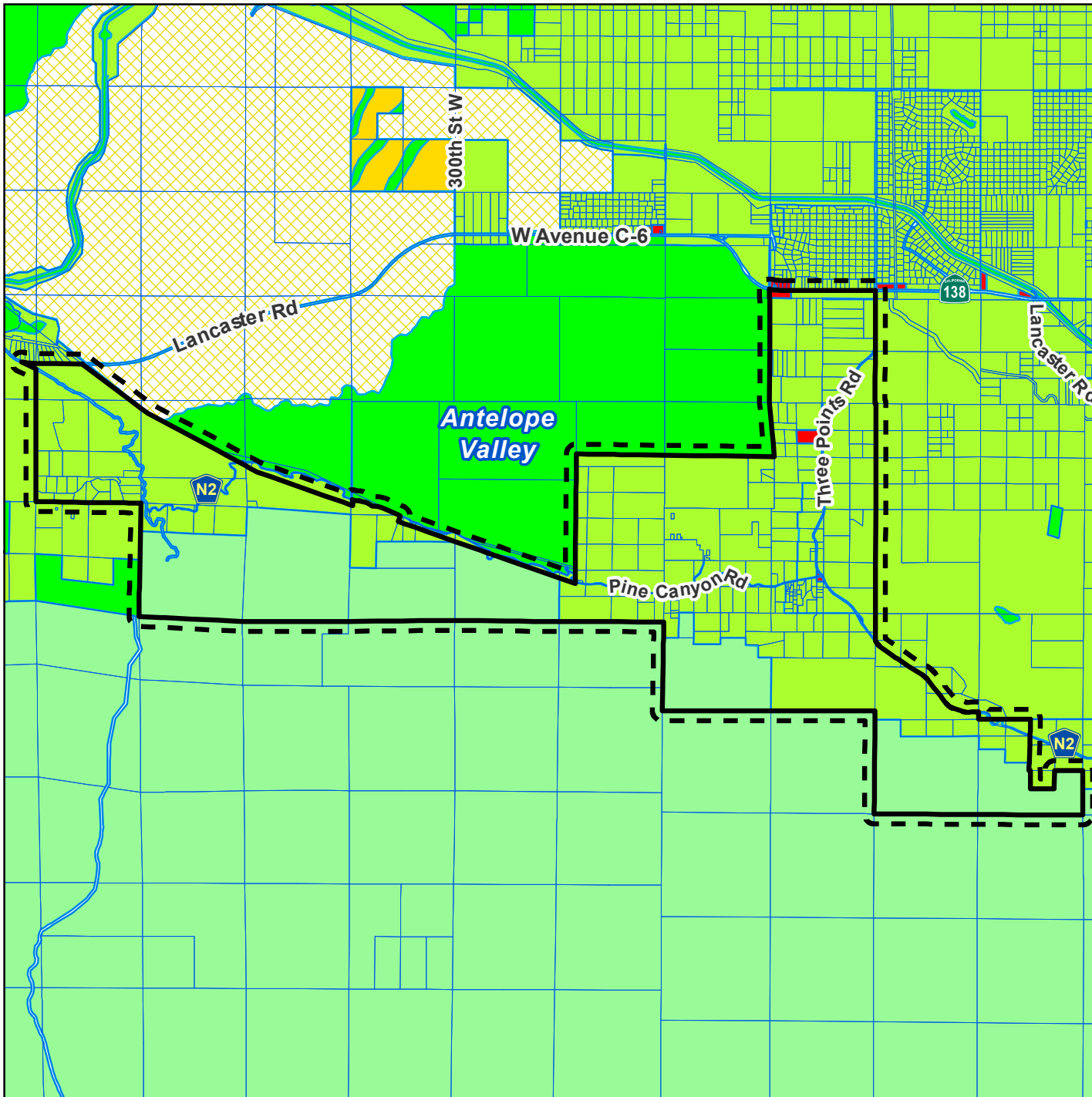
LOS ANGELES COUNTY  
 Dept. of Regional Planning  
 320 W. Temple Street  
 Los Angeles, CA 90012









# ZONING

## 500-FOOT RADIUS MAP

PROJECT NO. 2019-003989

PROPOSED CSD RPPL2018002324



-  R-3-(U), RPD - Residential
-  A-1, A-2 - Agricultural
-  C-M, C-RU - Commercial
-  MPD - Manufacturing - Industrial Planned
-  SP - Specific Plan
-  O-S - Open Space
-  MXD-RU - Rural Mixed Use Development
-  W - Watershed



LOS ANGELES COUNTY  
 Dept. of Regional Planning  
 320 W. Temple Street  
 Los Angeles, CA 90012





Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning  
**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

**PROPOSED ENVIRONMENTAL DETERMINATION**

DETERMINATION DATE: April 1, 2020  
PROJECT NUMBER: 2019-003989-(5)  
PERMIT NUMBER(S): Advance Planning No. RPPL2018002324  
SUPERVISORIAL DISTRICT: 5  
PROJECT LOCATION: Three Points – Liebre Mountain  
CASE PLANNER: Kristina Kulczycki, Principal Planner  
[kkulczycki@planning.lacounty.gov](mailto:kkulczycki@planning.lacounty.gov)

Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (“CEQA”). The project qualifies as Class 1, 2, 3, 4, 7, 8, 11, 20, and 21 Categorical Exemption under State CEQA Guidelines Sections 15301, 15302, 15303, 15304, 15307, 15308, 15311, 15320, and 15321 as classes of projects which do not have a significant effect on the environment because the standards proposed as part of this project will be more restrictive than those found in the County Code and will also be more environmentally protective. All development standards are consistent with current practices, or will provide additional limitations on development which further protects the community’s natural environment. See attachments for a more detailed analysis of the project and applicable exemptions.

Attached: Notice of Exemption and Attachment

# Notice of Exemption

**To:**

Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

County Clerk  
County of: Los Angeles, Business Filings  
12400 E. Imperial Hwy., #1201  
Norwalk, CA 90650

**From:**

Public Agency: LA County Regional Planning  
320 W. Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012

Project Title: \_\_\_\_\_

Project Applicant: \_\_\_\_\_

Project Location - Specific: \_\_\_\_\_

Project Location - City: \_\_\_\_\_ Project Location - County: \_\_\_\_\_

Description of Nature, Purpose and Beneficiaries of Project:

The Los Angeles County Department of Regional Planning proposes a new community standards district for the unincorporated area of Three Points-Liebre Mountain to preserve the existing character and nature in this area. Development standards applicable to this community will be more environmentally protective and will further limit changes to road design, preserve native vegetation, and specify development standards for housing and commercial projects. See attachment for additional information.

Name of Public Agency Approving Project: Los Angeles County

Name of Person or Agency Carrying Out Project: \_\_\_\_\_

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: \_\_\_\_\_
- Statutory Exemption. State code number: \_\_\_\_\_
- Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects. State type and section number: \_\_\_\_\_

Reasons why project is exempt: \_\_\_\_\_

Lead Agency

Contact Person: \_\_\_\_\_ Area Code/Telephone/Extension: \_\_\_\_\_

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Title: \_\_\_\_\_

Signed by Lead Agency

Signed by Applicant

Date Received for filing at OPR: \_\_\_\_\_

ATTACHMENT TO NOTICE OF EXEMPTION  
LOS ANGELES COUNTY  
THREE POINTS-LIEBRE MOUNTAIN COMMUNITY STANDARDS DISTRICT

## 1. Project Description

The Los Angeles County (“County”) Department of Regional Planning is undertaking the process of creating a set of standards specific to the community of Three Points-Liebre Mountain. This community, along with others in the Antelope Valley, approached the Regional Planning Department requesting preservation of their rural lifestyle and the surrounding nature. After meeting with members of the community, there was an expressed interest to add requirements to protect Significant Ecological Areas; prohibit drive-through facilities; limit grading in designated Hillside Management Areas; specify accessory structure design standards for fences, signs, and cargo storage containers; preserve existing rural road standards; conserve the natural environmental setting by adding vegetation protections; standardize new subdivisions in rural areas; create additional development standards for commercial businesses; and incorporate setbacks and design standards in residential and agricultural zones. Trail standards were also added to the CSD to ensure consistent trail designs for new discretionary projects.

The proposed Three Points-Liebre Mountain Community Standards District will include the abovementioned standards which will be more environmentally protective and restrictive than what is currently allowed within the Zoning Code (Title 22). No construction activities or specific developments are proposed as part of this project.

## 2. Description of Project Site

The Three Points-Liebre Mountain community is in the far western portion of the Antelope Valley, south of Neenach and northwest of Lake Hughes. It is partially within the Angeles National Forest<sup>1</sup> south of Pine Canyon Road and extends northward where Pine Canyon Road intersects with Three Points Road. The northernmost boundary of the community is adjacent to Avenue D. An attached map depicts the boundaries of the proposed Three Points-Liebre Mountain Community Standards District. The community spans several United States Geological Survey (“USGS”) map pages, but most of the community is located within the Liebre Mountain and Burnt Peak Quadrants, which are attached for reference as well.

The community is largely undeveloped and generally not served by existing infrastructure and public facilities, but it does contain some single-family homes on large lots and some agricultural uses. The southern portion of the community is

---

<sup>1</sup> Los Angeles County GIS interactive mapping:  
<http://rpags.hosted.lac.com/Html5Viewer/index.html?viewer=GISNET.GIS-NET>, Accessed September 24, 2020  
Layer: **National Forest** – (Angeles National Forest) information from the U.S. National Forest Service

located within the National Forest, includes environmental resources, such as scenic hillsides and significant ecological areas, and is subject to several safety hazards, including the San Andreas Fault and Very High Fire Hazard Severity Zones. The Pacific Crest Trail <sup>2</sup> runs through the community south of Pine Crest Road and then heads north parallel to Three Points Road. Properties along Three Points Road are located within the Flood Plain (100-year Flood Plain)<sup>3</sup>. Most of the community is located in the San Andreas Significant Ecological Area (“SEA”)<sup>4</sup> and the entirety of the community is located within a Very High Fire Hazard Severity Zone (“VHFHSZ”)<sup>5</sup> and the Rural Outdoor Lighting District<sup>6</sup>. The San Andreas Fault bisects the community near Pine Canyon Road and subsequently, the community contains properties within the San Andrea Fault Zone as well<sup>7</sup>.

### 3. Reasons Why This Project is Exempt

The project qualifies for Class 1, Existing Facilities; Class 2, Replacement or Reconstruction; Class 3 New Construction or Conversion of Small Structures; Class 4, Minor Alterations to Land; Class 7, Actions by Regulatory Agencies for Protection of Natural Resources; Class 8, Actions by Regulatory Agencies for Protection of the Environment; Class 11, Accessory Structures; Class 20, Changes in Organization of Local Agencies; and Class 21 Enforcement Actions by Regulatory Agencies under the California Environmental Quality Act (“CEQA”) Guidelines Sections 15301, 15302, 15303, 15304, 15307, 15308, 15311, 15320, and 15321 as classes of projects which do not have a significant effect on the environment.

#### ***Class 1: Section 15301, Existing Facilities***

*Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use...Examples include, but are not limited to:*

---

<sup>2</sup> Los Angeles County GIS interactive mapping (as previously cited); Layer: **Trail** – (Pacific Crest Trail) Identified on the adopted 2007 Trails Map in reference to the National Scenic and National Historic Trail Webmap)

<sup>3</sup> Los Angeles County GIS interactive mapping (as previously cited); Layer: **100-Year Flood Plain** – information from the Federal Emergency Management Agency

<sup>4</sup> Los Angeles County GIS interactive mapping (as previously cited); Layer: **Significant Ecological Area** – Department of Regional Planning General Plan 2035

<sup>5</sup> Los Angeles County GIS interactive mapping (as previously cited); Layer: **Fire Hazard – Very High Fire Hazard Severity Zone Only** – information from the California Department of Forestry and Fire Protection – Fire and Resource Assessment Program (FRAP), CALFIRE, and the County of Los Angeles Fire Department

<sup>6</sup> Los Angeles County GIS interactive mapping (as previously cited); Layer: **Rural Outdoor Lighting District** – Department of Regional Planning Ordinance adopted by the Board of Supervisors in November of 2012

<sup>7</sup> Los Angeles County GIS interactive mapping; Layer: **Fault Trace** – USGS Quad Maps and California Department of Conservation’s “California Earthquake Hazard Zones Application”

(<https://maps.conservation.ca.gov/cgs/EQZApp/app/>, accessed September 28, 2020)

*(c) Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities...*

*(h) Maintenance of existing landscaping, native growth, and water supply reservoirs...*

The project will not alter or cause for removal any existing, permitted structures on property. The development standards will only impact new changes that are proposed to a site. For example, one development standard will exclude the addition of new outdoor advertising signs (billboards) within the community. There is an adopted Rural Outdoor Lighting Ordinance that is already in effect and applies to properties within this community. The project will refer to this ordinance for lighting requirements as they relate to signage.

The Three Points-Liebre Mountain Community Standards District will include development standards that restrict the road widths and prohibit the use of curbs, gutters, and sidewalks, unless deemed necessary by the County. These standards will not impact existing roads and therefore, the project will allow for the continued operation and maintenance of existing roads.

The project proposes consideration of trail easements and alignments for all new development or subdivisions requiring a discretionary land-use permit to be consistent with the County Trails Manual and Trails Plan of the Antelope Valley Area Plan.

The project also proposes the inclusion of development standards to protect vegetation both in and out of the SEAs. Currently, there are vegetation protections in the adopted Hillside Management Ordinance, Oak Tree Ordinance, and the Oak Woodlands Management Plan. There are also vegetation protections in the SEA Ordinance; however, there are exemptions from the SEA Ordinance for some of the main uses in the Antelope Valley including single-family residences and agricultural uses. This ordinance would require those construction activities to also be reviewed similarly to all other unincorporated areas of Los Angeles County. The inclusion of these additional standards would provide an additional layer of vegetation protection and allow for the maintenance of existing landscaping and natural growth on private property.

***Class 2: Section 15302, Replacement or Reconstruction***

*Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to:*

*(b) Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.*

*(d) Conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead utility distribution lines where the surface is restored to the condition existing prior to undergrounding.*

The project will not alter the current Zoning Code (Title 22) as it applies to replacement or reconstruction of structures as identified in Chapter 22.172 of the Los Angeles County Code. Development standards will be added for commercial projects and signage. However, these standards would only be applied when new construction or replacement is proposed and will be more stringent than the existing Zoning Code allowances. If existing roads are proposed for repair or reconstruction, they would be limited to their existing rural design and subject to the restrictive standards specified in the CSD. Therefore, the CSD standards will fit into this categorical exemption class.

The community is interested in requiring the undergrounding of utilities. This development standard may be applicable to new subdivision projects of a minimum size.

***Class 3: Section 15303, New Construction or Conversion of Small Structures***

*Class 3 consists of construction and location of limited numbers of new, small facilities and structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure...Examples of this exemption include, but are not limited to:*

*(a) One single-family residence, or a second dwelling unit in a residential zone...*

*(b) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area...*

The project will include development standards for ministerial projects such as accessory structures cargo storage containers, signage, and fencing; height limits, setbacks, and building materials. The standards will also prohibit new drive-through facilities and limit hours of operation for commercial businesses. These standards will be more restrictive than the general code and will help to maintain lower profile buildings that use colors and materials that match the environment. These new standards will maintain the existing aesthetic and character of the community.

***Class 4: Section 15304, Minor Alterations to Land***

*Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Examples include, but are not limited to:*

*(b) New gardening or landscaping, including the replacement of existing conventional landscaping with water efficient or fire resistance landscaping.*

This project proposes development standards to evaluate proposed removal of vegetation and encourage planting of native vegetation when the proposed vegetation removal exceeds a specific threshold. Furthermore, this ordinance removes exemptions from the SEA ordinance which will in turn allow for more environmental protections within the community. Although there are adopted ordinances (mentioned above) that protect vegetation, this community standards district would add a new layer of protection for plants in areas that may not otherwise be protected. These standards will be more environmentally protective than the current Zoning Code.

***Class 7: Section 15307, Actions by Regulatory Agencies for Protection of Natural Resources***

*Class 7 consists of actions taken by regulatory agencies as authorized by state law or local ordinance to assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment...Construction activities are not included in this exemption.*

This project will include a set of development standards that will be more stringent than the existing County Code and therefore, will be more protective of the environment. The development standards will include the removal of previous exemptions from the SEA Ordinance as well as establishing additional protections on the areas that are not located within SEAs.

***Class 8: Section 15308, Actions by Regulatory Agencies for Protection of the Environment***

*Class 8 consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Construction activities and relaxation of standards allowing environmental degradation are not included in this exemption.*

The proposed project will further protect the environment and prevent environmental degradation by requiring that new development which was previously exempt from the SEA ordinance will now be required to comply within the boundaries of this community. Additionally, standards are being added to provide thresholds for protection of vegetation outside of the SEAs. Standards will be more restrictive for commercial and residential developments, drive-through facilities, rural road design, subdivisions, and accessory uses such as signs, cargo storage containers, and fences or walls. The CSD does include guidance for trail development; however, these trails are already mapped on the adopted Antelope Valley Trails Map and the Regional Trails System, adopted as part of the General Plan. The project will also add standards restricting development along Scenic Drives. None of the proposed development standards will relax the existing code requirements or allow additional environmental degradation.

**Class 11: Section 15311, Accessory Structures**

*Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to:*

*(a) On-premise signs;*

Development standards related to commercial signage are proposed as part of this project. The project also proposes to include a prohibition on new outdoor advertising signs (billboards). Standards will also prohibit the addition of new drive-through facilities.

**Class 20: Section 15320, Changes in Organization of Local Agencies**

*Class 20 consists of changes in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised. Examples include, but are not limited to:*

*(a) Establishment of a subsidiary district;*

This project will establish a new district with an additional layer of standards for a specific community. This community will remain within the unincorporated area of Los Angeles and will still be governed by the Board of Supervisors. This additional district will only apply specific development standards to this specified area with the intention of preserving its existing rural character and natural vegetation.

**Class 21: Section 15321, Enforcement Actions by Regulatory Agencies**

*Class 21 consists of:*

*(a) Actions by regulatory agencies to enforce or revoke a lease, permit, license, certificate, or other entitlement for use issued, adopted, or prescribed by the regulatory agency or enforcement of a law, general rule, standard, or objective, administered or adopted by the regulatory agency. Such actions include, but are not limited to, the following:*

- (1) The direct referral of a violation of lease, permit, license, certificate, or entitlement for use or of a general rule, standard or objective to the Attorney General, District Attorney, or City Attorney as appropriate, for judicial enforcement;*
- (2) The adoption of an administrative decision or order enforcing or revoking the lease, permit, license, certificate, or entitlement for use or enforcing the general rule, standard, or objective.*

This project proposes to add additional development standards to the Three Points-Liebre Mountain community with the objective of preserving its existing character.



These standards will result in more environmental protections to the area. Any violation to these rules will be enforced pursuant to Chapter 22.242 of the County Code.

#### 4. Review of Possible Exceptions to the Categorical Exemptions

Section 15300.2 of the CEQA Guidelines identifies circumstances when a categorical exemption cannot be used. This project has been reviewed to determine if any of the conditions listed in this section might invalidate findings that the project is exempt under CEQA. None of these exceptions to the categorical exemptions are applicable:

- (a) Location:** This project qualifies for Classes 3, 4, and 11 which each require analysis by location in order to ensure that a project is not located in a particularly sensitive environment where its impacts would ordinarily be insignificant, but circumstantially would be significant. This project includes the addition of development standards for commercial sites to limit the size and height of buildings, limit the size and types of signage, and add native vegetation protections. Although there are properties located within the boundaries of the project that are mapped as being located within a VHFHSZ, Fault Zone, and SEA, none of the proposed standards will create a significant impact on the environment due to the project's location being in one of these mapped areas. The intent of the CSD is to preserve the existing low-density character of the area and apply additional restrictions to further retain the existing natural vegetation. Moreover, all future development projects proposed within the area of the Three Points-Liebre Mountain Community Standards District will continue to be reviewed by County departments such as Fire, Public Health, Public Works, and Parks and Recreation. County Fire Department, Public Health, and Public Works to ensure compliance with County Code requirements.
- (b) Cumulative Impact:** The project will not have any adverse impact on the environment either individually or cumulatively since all development standards applied to this community will be more restrictive and environmentally protective than the current standards in the Zoning Code.
- (c) Significant Effect:** No unusual circumstances will cause this project to have a significant effect on the environment because the development standards are related to the addition of native vegetation protections, limitations on signage, stricter standards for building and site design, standards guiding new subdivisions, and the prohibition of new billboards. None of these standards will impact existing approved uses and will only guide future development with more environmentally protective standards.
- (d) Scenic Highways:** None of the highways located within the community of Three Points-Liebre Mountain are officially designated as state scenic highways.<sup>8</sup>

---

<sup>8</sup> Caltrans list of officially designated State Scenic Highways (from Caltrans website: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>, accessed September 28, 2020).

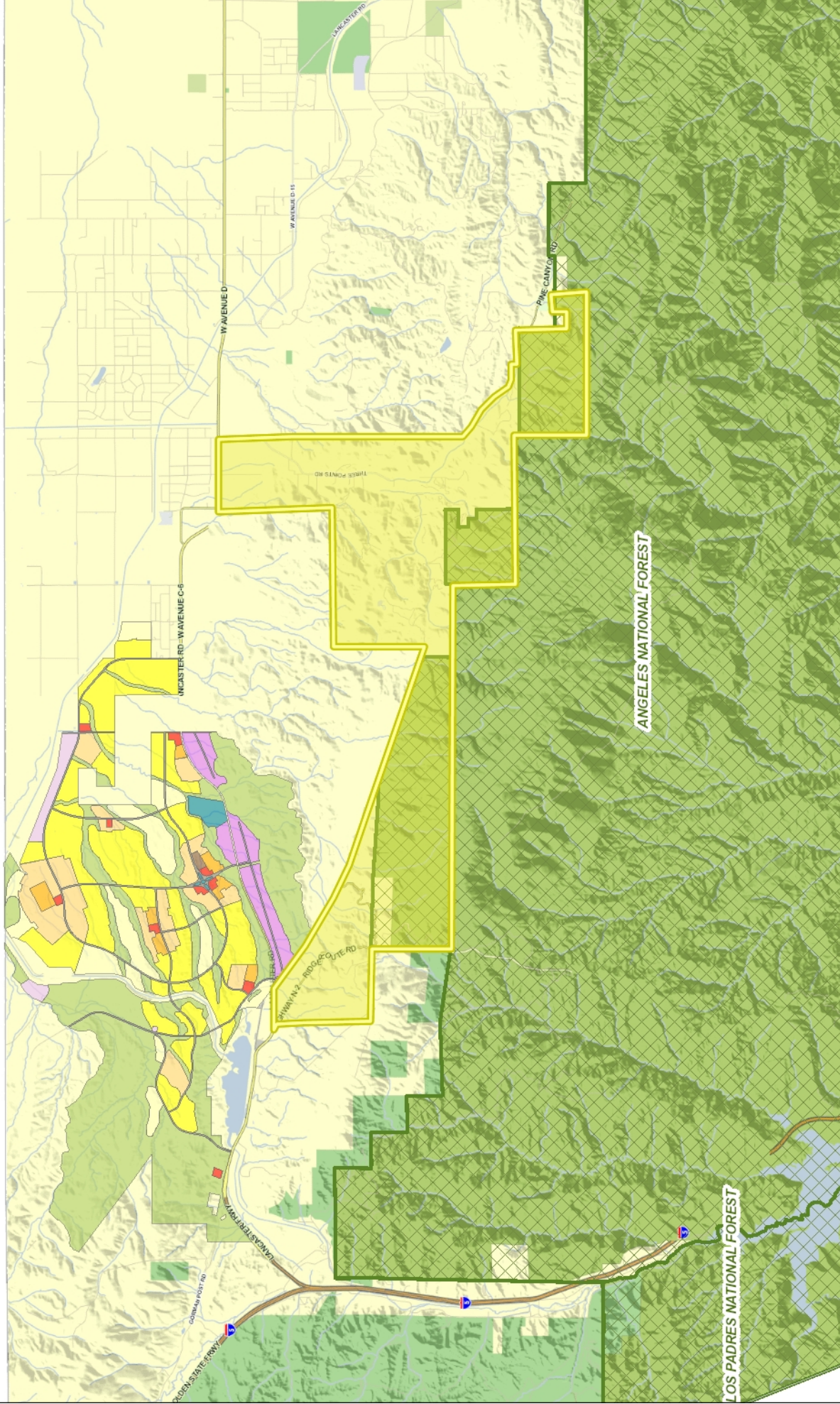
- (e) Hazardous Waste Sites:** The project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. No active or open hazardous sites were identified at or adjacent to the project site.<sup>9</sup>
- (f) Historical Resources:** California Historical Landmark No. 717 is the Angeles National Forest. The project is located within the Angeles National Forest, but the development standards that are proposed will not cause a significant impact to this resource as they will be more restrictive and will include protections for vegetation, which positively contribute to the aesthetic of the Angeles National Forest.<sup>10</sup>

---

<sup>9</sup> EnviroStor Database <https://www.envirostor.dtsc.ca.gov/public/> and GeoTracker Database <https://geotracker.waterboards.ca.gov/>, both accessed September 28, 2020).

<sup>10</sup> Los Angeles County Historical Landmark Database: <http://file.lacounty.gov/SDSInter/bos/supdocs/HLRCRegistry.pdf>; California Historical Landmarks Database: [http://ohp.parks.ca.gov/?page\\_id=21427](http://ohp.parks.ca.gov/?page_id=21427); and the National Register of Historic Places: <https://www.nps.gov/subjects/nationalregister/database-research.htm>, all accessed September 28, 2020).

KERN COUNTY



0 6,019 12,037 Feet

# Three Points-Liebre Mountain

## Exhibit D

Disclaimer: This map represents a quick representation of spatial imagery or vector layers using GIS-NET. The map should be interpreted in accordance with the GIS-NET Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.

Printed: 9/28/20



## NOTICE OF PUBLIC HEARING

The Los Angeles County Regional Planning Commission will conduct a public hearing to consider the project described below. You will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

**Hearing Date and Time:** Wednesday, April 28, 2021 at 9:00 a.m.

**Hearing Location:** Online. Visit <http://planning.lacounty.gov/rpc> and select hearing date for more information.

**Project & Case:** Project No. 2019-003989-(5), Advance Planning Case No. RPPL2018002324

**Project Location:** Three Points-Liebre Mountain community within the Antelope Valley Planning Area

**CEQA Categorical Exemption:** Class 1, 2, 3, 4, 7, 8, 11, 20, and 21

**Project Description:** To consider an ordinance establishing the Three Points-Liebre Mountain Community Standards District and associated development standards including, but not limited to: signage, fencing, cargo storage containers, commercial and residential developments, road design, new subdivisions, and vegetation protections.

**IMPORTANT: Prior to the public hearing, the Department of Regional Planning will host an online community meeting on April 10, 2021 to explain the project in greater detail and receive public comment. Visit <http://planning.lacounty.gov/avcsds> to find out more about this upcoming meeting.**

For more information regarding this project, contact the Los Angeles County Department of Regional Planning (DRP) via e-mail at [AVCSDS@planning.lacounty.gov](mailto:AVCSDS@planning.lacounty.gov) or by telephone: (213) 974-6476. Case materials are available online at <http://planning.lacounty.gov/avcsds>. All correspondence received by DRP shall be considered a public record.

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' notice. **Si necesita más información por favor llame al (213) 974-6411.**



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH  
DIVISION OF ENVIRONMENTAL HEALTH  
5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380**

**December 23, 2020**

**CASE: RPPL2019002602 and RPPL2019002324  
PROJECT: Advanced Planning Project  
PLANNER: Farris, Tahirah and Kulczycki, Kristina  
LOCATION: Elizabeth and Hughes Lake Communities and Three Points – Liebre Mountain Community**

The Department of Public Health-Environmental Health Division has reviewed the ordinances for the Elizabeth Lake and Lake Hughes Community Standards District (CSD) and the Three Points – Liebre Mountain CSD.

***Public Health has no comments for the project ordinances indicated above.***

---

Please contact Shayne LaMont, Land Use Program for any questions regarding this report: [slamont@ph.lacounty.gov](mailto:slamont@ph.lacounty.gov).



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

*"Parks Make Life Better!"*

Norma E. García-González, Director

Alina Bokde, Chief Deputy Director

---

December 16, 2020

TO: Ms. Kristina Kulczycki  
Principal Regional Planner  
Department of Regional Planning

FROM: Zachary Likins  
Park Planner  
Department of Parks and Recreation  
Trails Planning Section

SUBJECT: **RPPL 2018002324; Three Points - Liebre Mountain CSD**  
**RPPL 2019002602; Elizabeth Lakes and Lake Hughes CSD**

The Draft Community Standards District (CSD) prepared for the unincorporated communities of *Three Points - Liebre Mountain* and *Elizabeth Lakes and Lake Hughes* have been reviewed for potential impacts on the facilities of the Department of Parks and Recreation (DPR).

1. Three Points - Liebre Mountain Draft CSD

Please include the following language:

**Trails.** Trails within this CSD boundary shall be regulated by the provisions of this Subsection and the Los Angeles County General Plan, Antelope Valley Area Plan, and the Los Angeles County Trails Manual ("Trails Manual") maintained by Parks and Recreation. All projects consisting of new development or land division and requiring a discretionary land-use permit subject to Type II (Chapter 22.228), Type III (Chapter 22.230), or Type IV (Chapter 22.232) review shall require consideration for trail dedication and development in accordance with the County's Board-adopted regional trail network.

1. Trail Dedication

a. Required trail dedications and development standards shall be determined by Parks and Recreation in accordance with the County's Board-adopted regional trail network and Trails Manual.

- i. Trails required by Parks and Recreation may include publicly-dedicated connector or feeder trail easements within or connected to the proposed development or subdivision where feasible;
- ii. If a development or subdivision project proposes to modify an existing trail easement, the applicant shall obtain Parks and Recreation approval of such modification;

b. Trail Design and Location

- i. A publicly-dedicated trail shall be designed to connect to an existing or planned trail alignment(s), pursuant to the County's Board-adopted regional trail network, and to provide connectivity to recreational uses such as open space areas, parks, trailheads, bike paths, historical trails or sites, equestrian and multi-use staging areas, campgrounds, and conservation areas, as determined by Parks and Recreation;
- iii. Trail design, construction, and maintenance shall be carried out in conformance with the Trails Manual; and
- iv. Deviations from the standards set forth in this Subsection I or any applicable provision in the Trails Manual may be allowed based on unique site conditions, including steep topography, existing structures, trees, vegetation, or utility infrastructure, subject to review and approval of Parks and Recreation.

2. Elizabeth Lakes and Lake Hughes Draft CSD

Please include the following language:

**Trails.** Trails within this CSD boundary shall be regulated by the provisions of this Subsection and the Los Angeles County General Plan, Antelope Valley Area Plan, and the Los Angeles County Trails Manual ("Trails Manual") maintained by Parks and Recreation. All projects consisting of new development or land division and requiring a discretionary land-use permit subject to Type II (Chapter 22.228), Type III (Chapter 22.230), or Type IV (Chapter 22.232) review shall require consideration for trail dedication and development in accordance with the County's Board-adopted regional trail network.

1. Trail Dedication

- a. Required trail dedications and development standards shall be determined by Parks and Recreation in accordance with the County's Board-adopted regional trail network and Trails Manual.

Ms. Kristina Kulczycki  
December 16, 2020  
Page 3

- i. Trails required by Parks and Recreation may include publicly-dedicated connector or feeder trail easements within or connected to the proposed development or subdivision where feasible;
- ii. If a development or subdivision project proposes to modify an existing trail easement, the applicant shall obtain Parks and Recreation approval of such modification;

b. Trail Design and Location

- i. A publicly-dedicated trail shall be designed to connect to an existing or planned trail alignment(s), pursuant to the County's Board-adopted regional trail network, and to provide connectivity to recreational uses such as open space areas, parks, trailheads, bike paths, historical trails or sites, equestrian and multi-use staging areas, campgrounds, and conservation areas, as determined by Parks and Recreation;
- iii. Trail design, construction, and maintenance shall be carried out in conformance with the Trails Manual; and
- iv. Deviations from the standards set forth in this Subsection I or any applicable provision in the Trails Manual may be allowed based on unique site conditions, including steep topography, existing structures, trees, vegetation, or utility infrastructure, subject to review and approval of Parks and Recreation.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at [zlikins@parks.lacounty.gov](mailto:zlikins@parks.lacounty.gov) or (904) 728-1813.

MO:ZL:ev

c: Parks and Recreation (Michelle O'Connor)







MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **LD-4**

December 31, 2020

TO: Mark Herwick  
Community Studies North Section  
Department of Regional Planning

Attention Kristina Kulczycki

FROM: Arthur Vander Vis   
Land Development Division  
Department of Public Works

**ADVANCE PLANNING PROJECT (RPPL2018002324)  
THREE POINTS-LIEBRE MOUNTAIN  
COMMUNITY STANDARDS DISTRICT UPDATE**

Thank you for the opportunity to review the update for the Three Points-Liebre Mountain Community Standards District.

Public Works does not need to review this project again if the following revisions are made and this memo serves as clearance for the project. For specific revisions, additions, or deletions of wording directly from the project document the specific section, subsection, and/or item along with the page number is first referenced then the excerpt from the document is copied within quotations using the following nomenclature:

Deletions are represented by a ~~strikethrough~~.

Additions are represented by italics along with an underline.

Revisions are represented by a combination of the above.

1. **22.358.030 – District Map, page 2**

Figure 22.358-A is not included within the document as stated. Please verify.

Mark Herwick  
December 31, 2020  
Page 2

2. **22.358.040 – Applicability, page 2**

Revise as follows: "In conjunction with Section 22.300.020 (Application of Community ~~Standard~~ Standards Districts to Property), this Chapter shall apply to any application for development expansion or change use of requiring Regional Planning approval after [effective ordinance date]."

3. **22.358.060 – Community-wide Development Standards, A. Drive-Thru Services, page 3**

It is recommended to include "Map 4.2: Antelope Valley Scenic Drives of the Antelope Valley Area Plan" with this ordinance as referenced in this section.

4. **22.358.060 – Community-wide Development Standards, G. Subdivisions, 3. Utilities, page 8**

It is unclear whether the undergrounding requirements apply to existing and/or new utilities.

5. **22.358.060 – Community-wide Development Standards, H. Vegetation and Landscaping, page 9**

Revise Section 3.b. as follows: "The removal or destruction of vegetation on ~~publicly-owned~~ public rights-of-way for roads, highways, flood control projects, or other similar or related uses."

6. **22.358.070 – Zone-specific Development Standards, A. Residential and Agriculture Zones, 2. Required Yards, page 11**

Per Section 22.358.060.G2, "New lots shall have a minimum area of 20 gross acres. For density-controlled developments, lots may be a minimum of 10 gross acres in size." However, Section 22.358.070, A2 refers to both "Lots of less than two gross acres" and "Lots of 2 gross acres or greater..." Clarification and details are needed to distinguish the different requirements and intentions.

If you have any questions regarding comment Nos. 1 thru 6, please contact Phoenix Khoury of Public Works, Land Development Division, at (626) 458-4921 or [pkhoury@pw.lacounty.gov](mailto:pkhoury@pw.lacounty.gov).

Mark Herwick  
December 31, 2020  
Page 3

If you have any other questions or require additional information, please contact Toan Duong of Public Works, Land Development Division, at (626) 458-4921 or [tduong@pw.lacounty.gov](mailto:tduong@pw.lacounty.gov).

JD:tb

P:\ldpub\SUBPCHECK\Plan\Zoning Permits\Ordinances - Adv Planning Doc\RPPL2018002324 - Elizabeth Lake and Lake Hughes CSD\docx

**THREE POINTS LIEBRE MOUNTAIN TOWN COUNCIL CSD FIRST DRAFT**

(Items in red require further research from the committee)

**A. Intent and Purpose:**

The Three Points Liebre Mountain Town Council Community Standard District is established to enhance the quality of life in the community by preserving, protecting and enhancing the rural character and the beauty of our scenic natural setting. The Three Points Liebre Mountain Community is distinguished by widely dispersed and low density rural residential; agricultural; recreational; community serving commercial business; significant ridge lines and ecological areas; the Pacific Crest Trail; diverse native habitats and vegetation; historical places; archeological areas; Angeles National Forest; San Andreas fault zone; visibility of the night sky; and natural water sources. (Oct 4, 2016 mtg)

**B District Boundaries:**

The boundaries of this CSD are shown on the map (except for those parts that overlapping the Lakes Town Council Map) following this section.

Sue shared the map and explained that the Council made an error when the original map was drawn up and filed with Regional Planning. A small eastern most area overlaps with the Lakes Town Council map, which was developed prior to our map development. Changing our map to correct this error requires an election process and vote of the general public. The committee noted that a vote for/and map change is required prior to submitting the CSD to Regional Planning. (Oct 4, 2016 mtg)

**C Applicability**

1. General Applicability: This CSD shall apply to all development proposals except for the site plan reviews and/or zoning conformance reviews for which applications were submitted and deemed complete prior to the effective date of the CSD.
2. Additions and Repairs or Reconstruction to Existing Structures:
  - a. Additions to Existing Structures. The CSD regulation contained in this section shall not apply to any addition to a structure that is legal as of the effective date of the ordinance containing these CSD regulations unless the addition:
    - ii. Changes the structure's use from commercial to residential or from residential to commercial;
    - iii. Cumulatively increases the structure's existing floor area by more than ( x square feet - to be determined by committee)
    - iv. Cumulatively increases the structure's existing occupancy load by more than 25% or
    - v. Increases the required number of parking spaces for the structure by more than 25%.
  - b. Repair or Reconstruction of Existing Structures. The CSD regulation contained in this section shall not apply to any repair or reconstruction of a

structure that is legal as of the effective date of the ordinance containing these CSD regulations, where the structure has been damaged or destroyed, unless the repair or reconstruction also includes a change in use or an addition that results in any of the changes to the structure described in /subsection C.2.b.i through C.2.b.iv. If based on the foregoing, the repair or reconstruction of the structure is exempt from the CSD regulation contained in this section:

- i. The nonconformity use provisions in Section 22.56.151 O.G.1 related to the structure's repair or reconstruction shall not apply; and (section 22.5610.G.1 to be determined by committee)
- ii. If the reconstruction is for a residential structure, the reconstruction may take place anywhere on the lot or parcel of land on which the structure is located, provided the yard requirement of Section 22.20.120 (Zone R-1) and other applicable development standard in Title 22 are met. (section 22.20.120 to be determined by committee). (Oct 4, 2016 mtg)

[ e-; (Ce, 01 aH-IL6 Uh,; i S A6ou+ul, #tJ

**D. Hillside Management:** Applications for projects requiring discretionary approval in hillside management areas shall include a written analysis demonstrating compliance with the following design guidelines, as they apply to the project:

**a. Grading and Topography** {detail the amount of grading--td}

- i. Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures.
- ii. Visible topsoils used as grading fill do not appear strikingly different in color and texture from rocks and soils naturally occurring on site.
- iii. Terracing and retaining walls, if unshielded by landscaping and visible from downslope, are designed with varied gradients and curvilinear shapes that mimic or meld into surrounding contours.

**b. Views and Screening**

- i. Structures, retaining walls, and graded areas are screened by landscaping and vegetation.
- ii. Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope.
- iii. Sensitive site design and grading techniques are used to minimize disruption of view corridors and scenic vistas.
- iv. Structures use matte or rough surfacing to diminish reflectance.
- v. Structures incorporate colors, materials, and textures to create non reflective surfaces. (Nov 15, 2016 mtg)

**E. Vegetation Conservation:**

a. Native vegetation shall be defined as those plants designated for the corresponding Ecological Zone in the County Drought tolerant Approved Plant Lists, maintained by the Department of Regional Planning. (Attach List to the CSD?)

(fCA) b. All property development shall use only non invasive native vegetation (we must determine if there is a native vegetation list) in the landscaped areas and to revegetate graded slopes, provided the available species are determined adequate to prevent erosion. Where fuel modification is required, species from the Desirable

Plant List (we must check this list), maintained by the Fire Department, may be used in Fuel Modification Zones A and B.

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

i. That the applicant has obtained verification by an engineer, architect, biologist, or equivalent that removal or destruction is necessary because 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; or

ii. That it is required by a 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. (Nov 15, 2016 mtg)

**Vegetation Conservation Buffer:** *This category will be under the general topic of Community Wide Development Standards,*

When a parcel size is 2 1/2 acres or greater the following will apply:

a.

A vegetation conservation buffer with a depth of not less than 30 feet shall be established and maintained along the boundary of a lot or parcel of land bordering upon a public street or a private street or right-of-way. If more than one boundary of a lot or parcel of land borders upon a public street or private street or right-of-way, the vegetation conservation buffer shall be established and maintained along the boundary of the lot or parcel of land bordering upon the widest public street or private street or right-of-way;

b.

In cases where a vegetation conservation buffer is established pursuant to subsection E1 Oa, above, the 30-foot depth shall be measured from the property boundary unless such boundary is located within a public street or private street or right-of-way, in which case, it shall be measured from the edge of the street or right-of-way closest to the interior of the lot or parcel;

c.

No vegetation of any kind within the vegetation conservation buffer shall be removed or destroyed, with the following exceptions:

i. Vegetation may be removed for the purpose of establishing wells, well pump houses, pumps, tanks, and other well-related fixtures;

ii. Vegetation may be removed for one driveway path for each 165 feet of lot width, provided that such driveway path is limited to a width of 28 feet; and

iii. Vegetation may be removed for compliance with county regulations relating to brush clearance safety, fuel modification, or other fire department requirements.

An approved list of vegetation will be added,

Does Hillside Management have restrictions regarding no vegetation removal?. A review Hillside Management for vegetation removal is needed. (Jan 17, 2017 mtg)

**Architectural Style and Project Design Considerations:**

The Committee reviewed this topic in both the Acton and Leona Valley documentation. It was determined, that those Town Councils have this topic in their CSD's for primarily commercial buildings. The Committee did see benefit to enhance our communities with some guidelines as follows:

All buildings in residential, commercial, and agricultural areas:

- a. Shall not exceed a height of 35 feet except for chimneys and pole antennas, which may not exceed a height of 75 feet (75 feet was used do to the emergency communication need in our community).
- b. Restricted access (gated communities) subdivisions are prohibited. (Feb 21, 2017 mtg)

i

The committee expressed concern regarding this topic, as proper drainage effects the entire community as a whole.

The following provisions are intended to slow or reduce runoff from new development and protect and enhance the rural character of Three Points. In addition to existing county (and other governing agencies) standards for the control of runoff, the following standards shall be observed:

- a. The maximum impervious finished surface area for residential<sup>1.1</sup> associated accessory uses shall not exceed 30% for lots smaller than one and one-quarter net acres; for lots greater than one and one quarter-net acres to three net acres, shall not exceed 20%; and for lots greater than three net acres or larger shall not exceed 10%;
- b. 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.
- c. All buildings with rain gutters shall collect and direct all roof runoff towards permeable surfaces, rather than towards impervious surfaces such as paved driveways;
- d. The Three Points Community Standards District discourages the use of concrete facilities to mitigate hazards; and
- e. Flood hazard mitigation shall be consistent with floodplain management practices and existing drainage policies;
- f. Drainage structures shall utilize natural materials and colors and shall not alter natural drainage courses to the maximum extent feasible. (Feb 21, 2017 mtg)

- i b The Three Points Community Standards District shall be designated a billboard exclusion zone in compliance with (Part 3 Chapter 22.40 Acton)

i

- a. Notwithstanding any other provision of this title, all signs permitted by this subsection shall conform to the following;
- i. Signage shall be unobtrusive and shall promote the style of the rustic monument guidelines and
  - ii. Lighting shall be external, using fixtures designed to focus all light directly on the sign, and all *internal illumination be prohibited* and must comply with the Rural Outdoor Lighting Standard. (Sept 19, 2017 mtg)
  - iii. In addition to the requirements of Section 22.44.570, sign lighting within the CSD shall not pulsate, rotate, blink, flash, or simulate motion.
  - iv. In addition to the requirements of Section 22.44.570 (are there ordinances re: signage in SEA's?) related to lighting standards for signage, *internal sign illumination, such as a 'can' light or an individually illuminated lettered sign, shall be prohibited within the CSD.* Also, sign lighting within the CSD shall not pulsate, rotate, blink, flash, or simulate motion. (number ii and iii are redundant and must be reworded)
- b. Except as specifically exempted by Section 22.52.810, no sign, including those prohibited by Section 22.52.990, shall be erected within the district except as provided for by this subsection:

a. All signs shall comply with the setback requirement of the underlying zone, except as otherwise provided for or modified by this subsection:

b. Notwithstanding the provisions of Section 22.52.820c, sign within the CSD shall not display more than two sign faces;

c. Notwithstanding the provisions of Section 22.52.820K, the height of the signs within the CSD shall be measured from the average finished grade at the base of the sign; and Notwithstanding the provisions of Section 22.52.820.K, the height of signs within the CSD shall be measured from the average finished grade at the base of the sign; and

d. Sections 22.52.860 through 22.52.980 shall not apply within the CSD, and instead the following sign types, subject to the following standards, shall be permitted:

i. **Wall Business Signs.**

(a) Wall business signs shall not extend above the highest point of the building wall. Sloping roofs shall not be considered an extension of the building wall;

(b) Roof-mounted wall business signs shall be prohibited;

(c) The maximum sign area for a wall business sign for a ground floor business establishment shall be one square foot for each linear foot of building frontage, or 60 square feet per establishment,

whichever is less. Where a ground floor business establishment fronts only a parking lot, alley, open mall, landscaped open space, or other public way, the exterior building wall facing such parking lot, alley, open mall, landscaped open space, or other public way shall be considered a building frontage for purposes of computing the sign's permitted sign area; and

(d) The maximum sign area for a wall business sign for a business establishment above the ground



floor shall be 10 square feet per establishment;

ii.

Freestanding business signs shall be rustic ranch style monument (we will show examples here) type signs. For purposes of this subsection, a monument sign shall be defined as a sign placed on a solid base extending at least 75 percent of the width of the sign, and shall include fuel pricing signs.

(a)

Pole-mounted freestanding business signs shall be prohibited;

(b)

Only one freestanding business sign shall be permitted on a lot or parcel of land;

(c)

The maximum sign area for a freestanding business sign shall be 20 square feet per sign face;

(d)

The maximum height for a freestanding business sign shall be four feet; and

(e)

The required setback for a free standing business sign shall be determined by Section 22.52.860.C.1 ;

iii.

For purposes of this subsection, a residential entrance sign is defined as a freestanding or wall-mounted sign that marks the entrance to a residential use.

(a)

Only one residential entrance sign shall be permitted on a lot or parcel of land in a residential or agricultural zone; and if it is a overhead type, must be in a rustic ranch monument style.

(b)

The maximum sign area for a residential entrance sign shall be 20 square feet per sign face;

(c)

The maximum height for a residential entrance sign shall be 20 feet;

(d)

Residential entrance signs shall be prohibited over a driveway if that driveway serves as a fire apparatus access road under section 503.2.1 of the County Fire Code, unless another unobstructed fire apparatus access road is also provided to the residential use; and

(e)

The required setback of a freestanding business sign as determined by Section 22.52.860.C.1 shall apply to residential entrance signs;

iv.

(This shall go under the Temporary Sign Section)

(a)

The maximum sign area for a directional and/or informational sign shall be 20 square feet per sign face;

(b)

The maximum height for a directional and/or informational sign shall be 6 feet; and

(c)

The required setback for a directional and/or informational sign shall be determined by Section 22.52.960.D;

v.

Community identification signs

(a)

The maximum sign area for a community identification sign shall be 20 square feet per sign

face;

(b)

The maximum height for a community identification sign shall be 15 feet; and

(c)

A setback shall only be required for a community identification sign if deemed necessary by the Department of Public Works to ensure line of sight and public safety;

vi.

i i i t i i

(a)

The maximum sign area for a civic organization sign shall be six square feet per sign face;

(b)

The maximum height for a civic organization sign shall be eight feet; and

(c)

A setback shall only be required for a civic organization sign if deemed necessary by the Department of Public Works to ensure line of sight and public safety;

vii.

ti i E t i Bulletin or special-event signs are permanent signs whose information may be changed from time to time, such as advertising upcoming community events.

(a) The maximum sign area for a bulletin or special-event sign shall be 20 square feet per sign face;

(b)

The maximum height for a bulletin or special-event sign shall be 6 feet; and

(c)

A setback shall only be required for a bulletin or special-event sign if deemed necessary by the Department of Public Works to ensure line of sight and public safety;

viii.

i

(a)

General Requirements.

(i)

Only one temporary sign shall be permitted per street or highway frontage;

(ii)

Temporary signs shall not be affixed to any tree, shrub, or other type of vegetation;

(iii)

Temporary signs shall be placed at least 10 feet from any property line. Structures installed to support temporary freestanding signs shall be removed when the signs are removed;

(iv)

Temporary signs shall display the date of the sign's posting;

(v)

Temporary signs which pertain to a time, event, or purpose which has passed or no longer exists shall be removed within 14 days of the conclusion of the time, event, or purpose, unless otherwise provided for herein; and

(vi)

Unless otherwise provided for in subsection D.4.d.viii:

(1)

The maximum sign area for a temporary sign shall be 16 square feet per sign face; and

(2)

The maximum height for a temporary sign shall be eight feet.

(b)

Temporary Real Estate Signs. Temporary real estate signs shall contain the name and contact number of the person or company responsible for placing such sign.

(1)

In all zones:

(1)

The maximum sign area for a temporary real estate sign shall be six square feet per sign face; and

(2)

The maximum height for a temporary real estate sign shall be six feet;

(ii)

Temporary real estate signs shall be removed within 14 days after the involved property has been rented, leased, or sold.

(c)

Temporary Construction and Sale Signs. Temporary construction signs shall contain the name and contact number of the person or company responsible for placing such sign.

(i)

The maximum sign area for a temporary construction or sale sign shall be six square feet per sign face;

(ii)

The maximum height for a temporary construction or sale sign shall be six feet; and

(iii)

Temporary construction or sale signs shall be removed within 14 days after the completion of construction, sale, alteration, or removal of the involved structure. (July 18, 2017 mtg)

i

All fencing must comply with Section 22.52.29.20, 22.48, 160 SEA Ordinance and section number for fencing regulations and restrictions.

For purposes of this subsection, perimeter fences are defined as those fences or walls that mark the boundaries of a lot or parcel of land and agricultural fences are defined as those fences or walls used to contain livestock or other animals. Fences and walls within required yard areas shall comply with Section 22.48.160 as well as the following provisions and restrictions:

- i. Perimeter fences within any required yard area shall not exceed a height of six feet;
- ii. At least 90 percent of the top three feet of the vertical surface of all perimeter fences shall be open and non-view obscuring;
- iii. Agricultural fences are prohibited within any required yard area; and
- iv. Barbed or concertina wire shall not be used in any fence within any required yard area.
- v. only split rail, open wood, wire or similar open type perimeter fences (with the exception of chain link)\* shall be permitted, except on residential lots of less than 10,000 square feet, or unless view-obscuring fences are required for visual shielding by other provision of this title; and
- \* chain link is not allowed Atc.owG'a
- vi. Except where otherwise required by ordinance, at least 70 percent of the entire fence area shall be non-view-obscuring: no slats, tarpaulin, or other view obscuring materials may be inserted into or affixed to such fences. Any solid lineal sections must be primarily for structural purposes or provide minor architectural design features.

Does the SEA define minimum lot size ? (Sept 19, 2017 mtg)

### **Outdoor/Street/Exterior Lighting:**

**Outdoor Lighting.** Outdoor lighting shall be provided in accordance with the applicable provisions of Part 9 of Chapter 22,44.

**Street Lighting.** Street lights are prohibited unless deemed necessary by the Department of Public Works. Where deemed necessary:

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 in order to encourage energy conservation and discourage light pollution, and

c. Street lights shall use full cut off fixtures to prevent off-street illumination and glare.

**Exterior Lighting.** All exterior lighting will be turned off by 12:AM

a. Site Plan. Exterior lighting must be shown on all site plans submitted to the Department of Regional Planning and comply with the Rural Outdoor Ughting District Standard.

b. Exterior lighting greater than 20 watts must consist of fully shielded cut-off fixtures approved by the International Dark -Sky Association.

c. Non-conforming lighting must be removed within two years of adoption of the ordinance creating this CSD.

d. Seasonal decorative lighting may be displayed for a maximum of 30 days per year, and must be turned off by 10:00PM nightly. {Oct 10, 2017 mtg)

Sue WM review the Rural Outdoor Lighting Standard

### **Street Improvements**

#### **Public Street Improvements.**

a.

Public streets shall be limited to a paved width of 28 feet, excluding any inverted shoulder, concrete flow line, or slope easement.

b.

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

c.

Curbs, gutters, and sidewalks are prohibited on new streets constructed in conjunction with a land division unless deemed necessary for the safety of pedestrians and vehicular traffic by the department of public works after consultation with adjacent property owners.

d.

The addition of curbs, gutters, and sidewalks are prohibited on existing streets unless deemed necessary for the safety of pedestrian and vehicular traffic by the department of public works after consultation with adjacent property owners.

**Private Street and Right-of-Way Improvements.** The following standards shall apply to private streets and right-of-ways that provide access to one or more lots or

parcels of land:

a.

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

b.

Width shall be limited to 28 feet unless a greater width is necessary to comply with fire department regulations and the requirements of the Fire Code.

**Trails:**

The Antelope Valley Area Wide Plan maps where proposed trails are located. There are no public trails in the Three points Liebre Mountain Town Council district with the exception of the Pacific Crest Trail. No new trails will be developed. (Oct 10, 2017 mtg)

**ti**

Home 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 residential property, when such activity will not be disruptive to the character of the Three Points community.

- a. In addition to the principles and standards contained in Section 22.56.1690, the director shall ensure that an application for a home occupation use complies with the following standards and conditions:
- i. That the use occur on a parcel used primarily as the permanent residence of the person or persons operating the use, and be secondary and incidental to the principal use of the lot or parcel, and not change the residential character and appearance of the dwelling unit;
  - ii. That not more than 2 persons, other than resident occupants, shall be employed or volunteer their services on, site;
  - iii. That the number of off-street vehicle parking spaces comply with the provisions of Part 11 of Chapter 22.52, as well as provide one additional on-site vehicle space, either covered or uncovered, for each employee or volunteer;
  - iv. That the combined floor area of the home occupation use shall not occupy more than 20 percent of the total floor area of the residence (excluding accessory buildings) or 350 square feet, whichever is lesser;
  - v. That no noise or sound be created which exceeds the levels contained in Chapter 12.08 (Noise Control) of Title 12 (Environmental Protection) of the Los Angeles County Code;
  - vi. That on-site signage or display in any form which advertises or indicates the home occupation use is prohibited;
  - vii. That no sale of goods occur at the premises where the home occupation use is located;
  - viii. That business traffic occur only between the hours of 8:00 a.m. and 6:00 p.m. Home occupation related vehicle trips to the residence shall not exceed six per day;
  - ix. That a "Notice of Proposal" indicating the nature of the home occupation use, to the satisfaction of the director, has been forwarded by first class mail, postage

prepaid, to all owners and residents, of real property within 500 feet of the lot or parcel on which said use is proposed;

- x. That the person proposing to conduct a home occupation use has signed a covenant and agreement suitable for recordation and running with the land indicating that he or she has read and understands the mandatory conditions of operation enumerated above and such other conditions that the director may impose, and will faithfully abide by each and every one of said conditions and restrictions. Said covenant shall be recorded as a condition of approval and shall indicate that the failure of the applicant to conform with and adhere to each and every condition of operation shall result in the revocation of the director's approval for the home occupation use;
- b. In those cases where the director determines that the site plan submitted by an applicant is not, or cannot be, in full compliance with subsection (C)(11)(a) of this section, the director shall deny such application and shall inform the applicant in writing of such action. Said notice of denial shall also inform the applicant that this title contains provisions permitting the filing of a conditional use permit for a home occupation use which is not in compliance with the requirements of this subsection; and
- c. This subsection shall not modify the provisions for on-site display, signage and sale in any agricultural zone of products lawfully produced on such lot or parcel of land. (Oct 10, 2017 mtg).
  - A. Applicability (Acton, Pg 8 #12), (Leona Valley Pg 2 #1-2). After a review of Applicability the committee drafted the following:
 

**Applicability.** This CSD shall not apply to:

    - 1. Applications requiring ministerial approval that were submitted to the Department of Regional Planning prior to the effective date of the ordinance creating this CSD; and
    - 2. Applications requiring discretionary approval that were submitted to the department of regional planning and deemed complete prior to the effective date of the ordinance creating this CSD.

**Highway and Local Streets Standards.**

- a. **Highway Standards.** Routes on the highway plan shall use alternate rural highway standards, except for locations where existing infrastructure or commercial and pedestrian traffic are such that the Department of Public Works determines that curbs, gutters, and sidewalks are necessary for safety or to provide pedestrian access compliant with the Americans with Disabilities Act.
- b. **Local Street Standards.**
  - i. Local streets shall use the inverted shoulder cross-section with a paved width of twenty-eight (28) feet, except for locations where additional pavement is required for geometric improvements by the Department of Public Works or where commercial, industrial, or institutional uses necessitate alternate designs, as determined by the Department of Public Works. This limit excludes the width of any inverted shoulder or concrete flow line.
  - ii. New curbs, gutters, and sidewalks are prohibited unless deemed necessary for

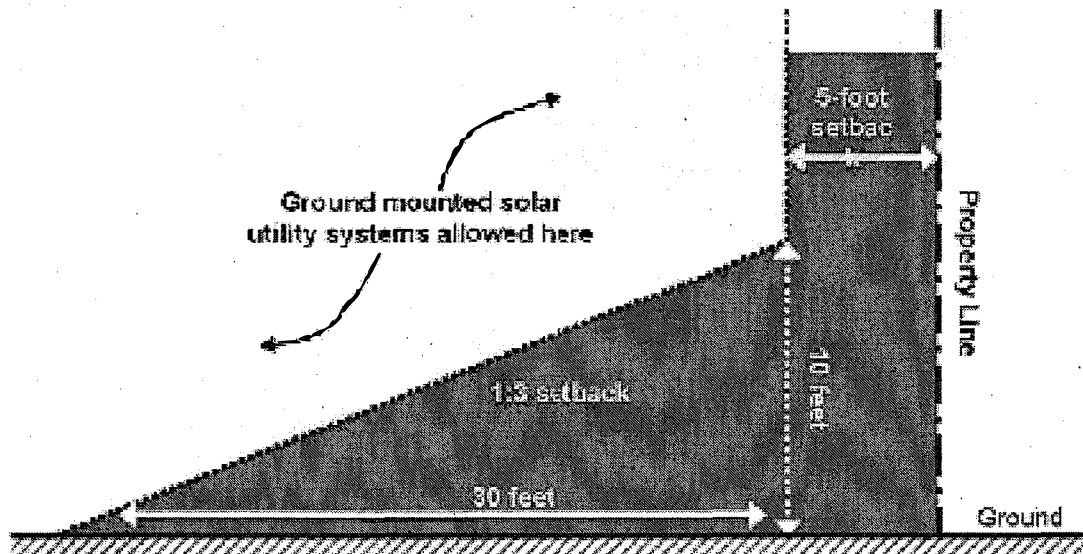
JA uji◆

the safety of pedestrian and vehicular traffic by the Department of Public Works after consultation with the Department of Regional Planning.

### Utilities.

- a. Utility Lines. All wires and cables which provide utility services, including telephone, television, electricity less than ten (10) kilovolts, 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 (5) feet from the nearest property line; and
    - (B) Ground mounted solar energy systems less than ten (10) feet in height shall be set back an additional three (3) feet from the nearest property line for every one foot less than ten (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. This requirement may be modified by the Director due to practical difficulties or unnecessary hardships. Such modifications shall be exempt from the procedures otherwise required by subsection G of this section.~~

iii. Commercial Wireless Telecommunication Facilities. Ground-mounted antennas and monopoles shall be prohibited.

**Density-controlled Development.** Density controlled development shall be permitted in the CSD only if each lot or parcel of land created contains a minimum net area (of 10 acres - must check zoning for Three Points) and meets the minimum lot width and minimum yard requirements of this CSD. (Nov 6, 2017 mtg)

i

a. A conditional use permit, as provided in Part 1 of Chapter 22.56, shall be required for any grading on a lot or parcel of land, or in connection with any project, that exceeds 5,000 cubic yards of total cut plus total fill material within any 24 month period. A conditional use permit shall also be required for compacting soil on a lot or parcel of land to exceeding 25 percent of the net area of such lot or parcel of land.

b. in approving a conditional use permit for grading, 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 is designed to minimize disturbance to the natural landscape and terrain;

ii. The grading is designed to preserve existing natural contours and natural rock outcropping features by the use of curvilinear street designs and landform grading techniques that blend any manufactured slopes or required drainage benches into natural topography; and

iii. The overall development is designed to comply with the design guidelines provided in subsections 0.6 and D.9, as they apply to the project, and is designed to minimize alteration to floodplain areas.

i i i

a. Gated or guarded entrances to density controlled development or clustered housing or any portion thereof shall be prohibited.

b. Project Design. Applications for development shall include a 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 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 or using berms to conceal improvements.

t i

a. Each new lot or parcel of land created by a land division shall contain a minimum net area of ten acres. (We must check our zoning)

i

a. The minimum front yard is 50 feet;

b. The minimum rear yard is 50 feet or 25 percent of the average depth of the lot or parcel of land, whichever is greater;

c. The minimum side yard is 10 feet or 20 percent of the average width of the lot or parcel of land, whichever is greater; and

d. Required yards shall be measured from the property line, unless it is located within a private street or right of way in which case required yards shall be



measured from the edge of the private street or right-of-way closest to the interior of the lot or parcel of land.

### Driveways

The paving of driveways shall only be required if necessary to comply with the Fire Code or other fire department requirements. (Jan 9 2018 mtg)

### Modification of Development Standards

- i. Modification Authorized. Modification of the development standards specified in subsections E.1.b (Required Yards) and E i 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 a director's review as set forth in Part i 2 of Chapter 22.56 except that the applicant shall also submit:
  - a. A list, certified by affidavit or statement made under penalty of perjury, 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 property, and as owning property within 1 miles from the exterior boundaries of the subject property; And, public notification must be posted on all major roads within 3 miles of the proposed modification.
  - b. Two sets of gummed mailing labels with the property owners' names and addresses and one photocopy of the labels;
  - c. A 1-mile-foot ownership map drawn at a scale of one inch to two hundred 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, 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.
  - 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 Three Points Uebre MountainTown Council.
  - b. The notice shall describe the development proposal and the request for modification. The notice shall also indicate that individuals or a representative of the Three Points Uebre MountainTown Council 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.
4. Findings.
  - a. The director shall approve or deny the application pursuant to the principles and standards of Section 22.56.11690 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; 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. Ifs/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, s/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 or denies the application, or refers the application to the regional planning commission, s/he shall send notice of the decision by certified mail to the applicant and anyone who submitted a written protest.

ii. If the director approves or denies the application, 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.

ii. t *Already reviewed (lot design, fences, etc.) It was determined that 'dirty' compost restriction should be added.*

it t th t i b  
t h t b it i ti t  
th b t i b t h th th t

i ti i t A review of those types of businesses allowed in an Agricultural Zone to determine which (if any) may be effect our community )n a negative way.

hi i t i For the purposes of this subsection, a "cargo shipping container" shall be defined as a reusable transport and storage container designed

to be carried on semi-trailer trucks, container ships, and freight trains. Cargo shipping containers shall be permitted on a lot or parcel of land in accordance with the following standards:

- i. The maximum number of cargo shipping containers on a lot or parcel of land shall be determined as follows:
 

Net Acreage of Lot	Number of Containers
1 to 5 acres	- 1
From 5 to 10 acres	- 2
Greater than 10 acres	- 3
- ii. Cargo shipping containers shall not be placed in any required yard or in any area where the parking of vehicles is prohibited by Sections 22.20.025.A (Residential Zones) or 22.24.035.A (Agricultural Zones);
- iii. Cargo shipping containers shall be placed at least six feet from any structure or other container;
- iv. Cargo shipping containers shall not be stacked upon each other;
- v. Cargo shipping containers shall not exceed 10 feet in height, 10 feet in width, and 40 feet in length;
- vi. Cargo shipping containers shall be painted one uniform color and the sides of containers shall not display images or lettering, except for signs providing safety information related to the contents stored within, if required by the County Code or other applicable regulations;
- vii. To preserve aesthetic integrity the container should not be visible from neighboring property if the street.
- viii. and Animals shall not be kept in cargo shipping containers.

The current county regulation significantly addresses the number and permitting of dogs and kennels.

**i t**  
All single-family residences, 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 twelve (12) inches in depth on all sides, as measured from the 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.

- i t i**
- a. Structure Design. Building facades shall have not more than fifty (50) percent of their surface area covered in any one of the following materials: glass, stucco, or metal.
  - b. Alcoholic Beverage Sales. No business engaged in the sale of alcoholic beverages for off-site consumption, with the exception of renewals for existing permits, shall be located within one thousand (1,000) feet of any property containing an existing legally-established public or private school, family child care home, or child care center. (Feb 13, 2018 mtg)

OTHER TOPICS

AIR bnb (potential community disruption and noise)

Drones (privacy and noise )

Water Company

View Preservation

Excess Noise (Leaf Blowing, shooting etc.)

Restricted Shooting - Gun Ranges

\*\*CUP needed for some businesses-in A-2

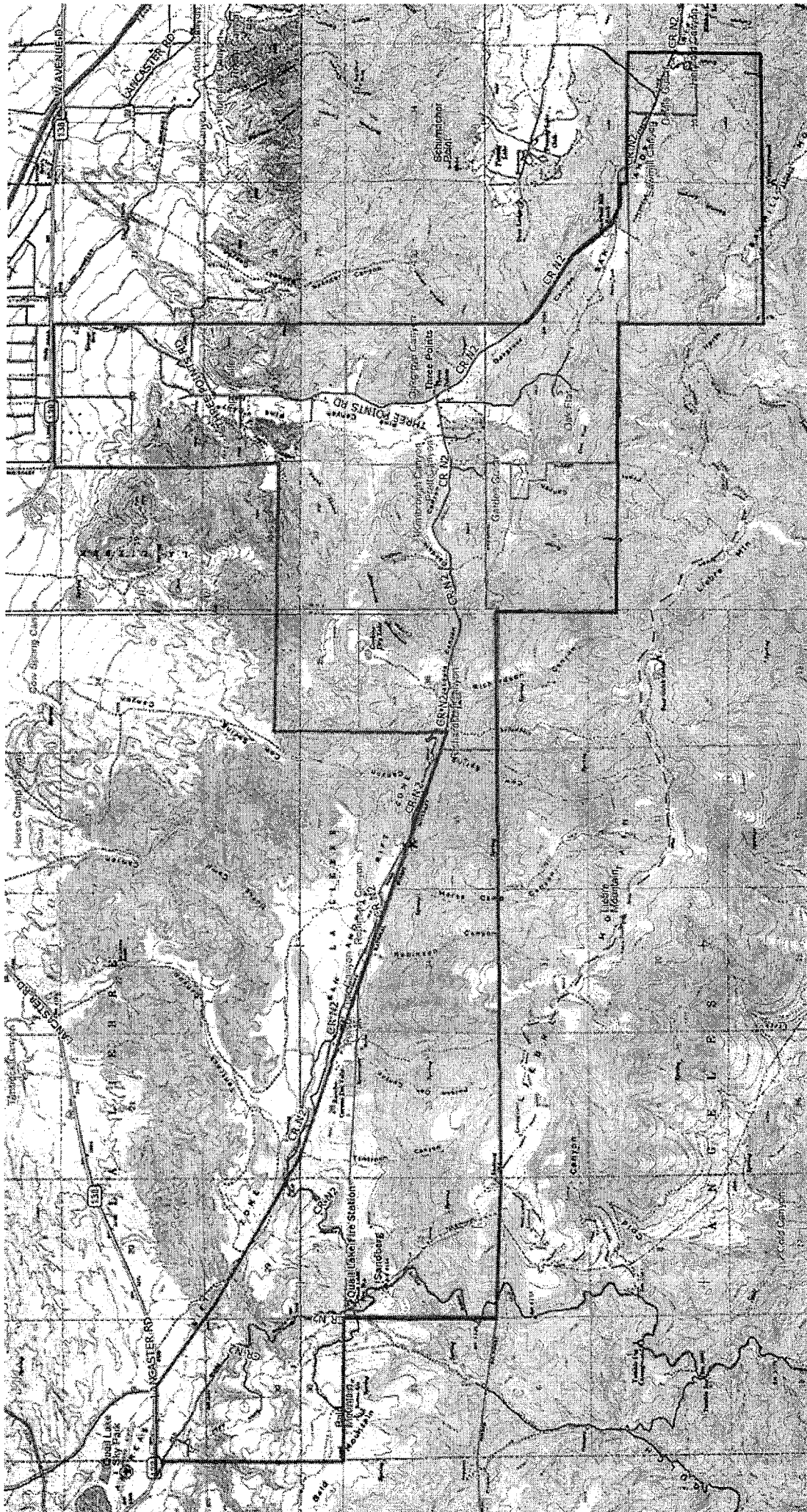
Hauled Water

No Drive Through Restaurants/ *}}u,t,S+lo-L.  
t! ry* .S v, ◆frl◆◆◆e.S

No Cell Phone Towers (See Utilities Page 12}

\*\*We must determine the types of businesses in A-1 and A-2 in the AVPlan

*Cannabis*



Exhibit



Los Angeles County Department of Regional Planning  
**Three Points-Liebre Mountain  
Community Concept Draft**

**Exhibit I**



**COMMUNITY CONCEPT DRAFT**

This Concept Draft is intended to highlight and summarize the community's priorities and was drafted in working meeting discussions with the Community Standards District (CSD) Committee from May through July 2018. The CSD Committee consists of Three Points residents and Town Council members. Some of the issues identified in this summary may be addressed in a new CSD, while others could be considered for other County policies or projects.

This document is being shared with the public to collect feedback and identify further discussion points, alternatives or areas of opportunity. This document will also be shared internally with County Departments, including but not limited to Public Works, Public Health, Parks and Recreation, and Fire. Additional follow-up discussions with the CSD Committee may be necessary to discuss changes or comments from the public or County's review. The CSD ordinance language will be drafted based on this Concept Draft document, consultation with various County departments, and the comments received.

**The CSD Committee recommends:**



**APPLICABILITY**

Any new construction should be required to comply with the CSD requirements except for smaller additions or repairs following a natural disaster.

## Exhibit I



### HILLSIDE MANAGEMENT

Reduce the impact of grading on views, drainage, and native vegetation. Minimize the visibility of structures for an uninterrupted view of the natural landscape to maintain the rural look and feel of the community.



### VEGETATION CONSERVATION

Preserve non-invasive, native vegetation as much as possible unless there are fire, safety, or other requirements. Future project applicant should choose plants from a plant species list maintained by the County.



### VEGETATION CONSERVATION BUFFER

Preserve views and protect property from erosion by requiring a vegetation buffer from the property line for all properties greater than 2.5 acres in size. Within the buffer from the property line, native vegetation should not be removed.

Driveways and paved areas on private property should be minimized so that more vegetation remains undisturbed. Driveways should only be paved if required by County agencies.



### HEIGHT LIMITS

Protect the rural look and feel of the community by limiting structure height. Height limits should not necessarily limit the height of mechanical equipment or radio antennas, unless they are excessively tall.

Three Point Store # 18

## Exhibit I



### BUSINESS SIGNS

Signage should reflect the rural character of the community; bright LED or neon signage is not consistent with the community's vision and should be prohibited. The community would also like to prohibit roof and pole (free-standing and billboard) signs, limit real-estate signs, and limit the overall size of business signage on the façade of buildings. The community should be a billboard-free area and have no internally-lit signs.



### RESIDENTIAL ENTRANCE SIGNS

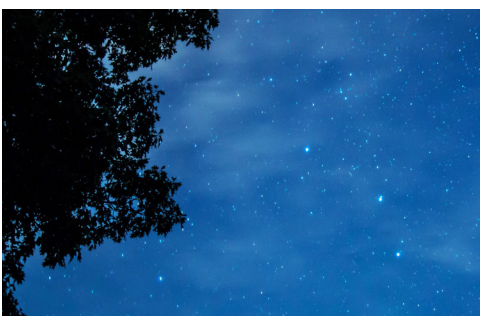
Ranch signs should be allowed but restricted in width and number so that a property does not have multiple entrance signs.

Neighborhood entrance signs, such as those that delineate a planned development or subdivision, should not be allowed.



### FENCES, WALLS, AND HEDGES DESIGN

Fencing should not restrict views or wildlife movement, but there is a need for increased fencing height for livestock. The community does not want barbed wire fencing or tarps being used as screening materials. Chain link fencing should be allowed, except along the lot perimeter.



### OUTDOOR LIGHTING

To preserve night sky views, the community would like the Rural Outdoor Lighting District ordinance (ROLD, a.k.a. "Dark Skies") standards to apply throughout the CSD area, including lighting for business signage.

### STREET LIGHTING

To preserve the natural look of the landscape, the community does not want any street lighting unless it is required for safety. Where street lights are required, they should be fully shielded with all light directed downward ("full cutoff").

### EXTERIOR LIGHTING

All exterior lighting should comply with the Dark Skies ordinance, and not be bright or pointing upward. Existing exterior lights that don't conform to these new standards should all be removed.



## Exhibit I



### STREET IMPROVEMENTS AND ROAD DESIGN

To preserve the rural look and feel of the community and limit vehicle speed on local roads, public streets should be designed to be as narrow as possible. If the shoulders on the side of the road are required by County agencies, streets should be designed with soft shoulders (and no curbs).

Private streets should not be required to be paved, unless required by the Fire Department or another County department. They should be limited to the narrowest possible width permitted by County departments.



### TRAILS

No more trails are needed in the area, since there are no services for hikers. Existing trails should be mapped and made available to the public to make the trails safer for those hikers that do attempt to traverse them.



### HOME-BASED OCCUPATIONS

To prevent illegal activities, protect the rural community character, and protect the health and safety of other residents, the community would like certain home-based occupations to undergo some discretionary review, with limitations on operations or specific uses.

Information on existing approved home-based occupations should be made readily available to the public.



Courtesy, Dean Walliss. Flickr.

### UTILITIES

To maintain the rural look and feel of the community, all new wires and cables for utility lines should be installed underground. Ground-mounted solar energy facilities should be located further from the property line depending on size, and should be completely screened from view from the road.

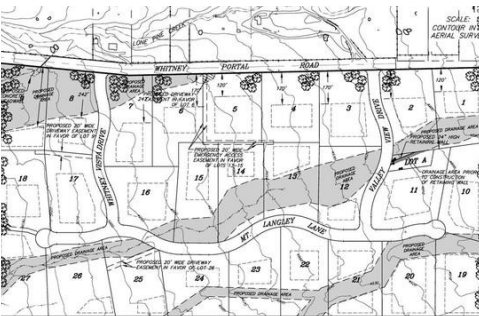
## Exhibit I



Courtesy, Josef Hanning, Flickr.

### GRADING

Reduce the amount of grading and disturbance of a property to keep the community looking natural. There should be limits on grading, both as an absolute cap, and standards that scale with the property size.



### LAND DIVISIONS

No gated private developments. Subdivisions should be designed to preserve vegetation, maintain the curvilinear design of roads, and keep as much of the area looking as natural as possible.



### LOT DESIGN

To preserve the sparse rural character of the community, very large lot sizes should be required. Twenty (20) acres per lot is requested, but the larger the better.

### REQUIRED YARDS

Houses and structures on residential property should be set back a large distance from the road and neighboring residences.

### MODIFICATION OF DEVELOPMENT STANDARDS

Aside from small requested changes, such as required yards and fences, any request for modification of the CSD standards should require a public hearing process (i.e. a variance).



### VIEW PRESERVATION

Include protections for views of the hillsides and natural landscapes that dominate the community area.

## Exhibit I



### COMPOST AND GREEN WASTE

At permitted recycling facilities, compost should be required to be 100% free of plastics, glass, metal and other non-plant materials.

### SIGNIFICANT ECOLOGICAL AREA

The Significant Ecological Area Ordinance should apply to single family residences as well as guide other development.



### CARGO SHIPPING CONTAINERS

Shipping containers should be allowed on property where only the property owner can see it, and where it is screened from view from any right of way, including private roads and neighboring properties to balance the storage needs of community members and avoid potential nuisance issues. Containers should only be allowed on lots of a minimum size such that they are not overly concentrated, with a sliding scale to allow more as the lot size increases. No animals should be allowed to be housed in cargo containers, and the containers should follow other setback standards.



*Courtesy, D.S. Ewing Architects Inc.*

### HOUSING STANDARDS

For the sake of community character and aesthetics, all structures for human habitation should be designed to not look like a mobile home, shack, or temporary home. Eaves should be required for all residential developments, and modular homes should be sited on a foundation of brick, mortar, or wood.



### COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS

Building façades should have a limited amount of glass, stucco, or metal treatments to avoid the contemporary architectural style prevalent in larger cities in Southern California.

## Exhibit I



### ALCOHOLIC BEVERAGE SALES

No alcoholic beverage sales should be allowed within 1,000 feet of any private or public school.



### SHORT-TERM RENTALS (E.G. AIRBNB)

Limit the number of short-term rentals as it changes the neighborhood character to have properties rented for weekend parties or short-term renters.



### DRIVE-THROUGH RESTAURANTS

No new drive-through establishments should be allowed.



### NOTIFICATION

Projects should include a larger notification radius, so that other residents can take part in the discussion when a discretionary project is proposed within the CSD area.



## TO PROVIDE COMMENTS ON THIS COMMUNITY CONCEPT DRAFT:

**Mail:** Department of Regional Planning  
Attn: Community Studies North  
320 W. Temple St., Room 1354  
Los Angeles, CA 90012

**Email:** [AVCSDS@planning.lacounty.gov](mailto:AVCSDS@planning.lacounty.gov)  
**Phone:** (213) 974-6476