

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

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May 23, 2023

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PUBLIC HEARING ON LAKE LOS ANGELES
COMMUNITY STANDARDS DISTRICT ORDINANCE
PROJECT NO. 2019-003977-(5)
ADVANCE PLANNING CASE NO. RPPL2018002312
PROJECT LOCATION: LAKE LOS ANGELES
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

The recommended action is to approve the Lake Los Angeles Community Standards District Ordinance (Ordinance). The proposed Ordinance establishes development standards that address the specific needs of the Lake Los Angeles community. Proposed development standards include highway and local street standards, additional protections to Hillside Management Areas, prohibitions on billboards, commercial sign standards, allowance of residential ranch entry signs, standards for new subdivisions, trail design, preservation of vegetation, accessory cargo shipping containers, fence and wall heights, modifications to number of permitted dogs without a permit, additional home-based occupation allowances, and commercial design standards. A project summary is included as Attachment 1, and the proposed Ordinance is included as Attachment 2.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Find that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to state and local CEQA guidelines;

2. Indicate its intent to approve the proposed Ordinance (Advance Planning Case No. RPPL2018002312), as recommended by the Regional Planning Commission (RPC); and
3. Instruct County Counsel to prepare the final documents for the Ordinance and submit them to the Board of Supervisors (Board) for its consideration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On June 16, 2015, the Board adopted the Antelope Valley Area Plan (AVAP), which includes goals and policies applicable to the unincorporated areas within the Antelope Valley. According to the AVAP, CSDs are community-specific zoning regulations that “shall be instituted only when a unique or detrimental condition exists within a community that prevents implementation of the AVAP” (Page I-11).

As part of its implementation, the AVAP specifies that a comprehensive review shall be required of all existing CSDs and may include a program to prepare and adopt any proposed new CSDs. The adoption of the proposed Ordinance will advance the implementation program for the AVAP and meet its goals and policies, as well as those contained in the General Plan.

Proposals from the community informed the proposed Ordinance. The Antelope Valley CSD Update Program was presented to the RPC on June 13, 2018, and included the proposal for the Lake Los Angeles CSD.

Key Components

Lake Los Angeles is a rural community located in the eastern portion of the Antelope Valley. Based on community input, standards were developed with a goal of protecting, preserving, and enhancing the rural, equestrian, and agricultural character of the community. Most of the properties within the CSD boundary are zoned agricultural and residential, with much of the existing land use being residential or vacant. The community is characterized by its desert landscape, numerous buttes, wildlife sanctuaries, film locations, and Western Joshua trees.

Communitywide standards for future highway and local streets in the proposed Ordinance follow the Alternative Rural Road Design Guidelines. Modifications to existing sign regulations include prohibiting new billboards, limiting the height of freestanding business signs, and allowing for residential ranch entrance signs. The proposed Ordinance requires a minimum lot area of two gross acres for lots created through subdivisions and utilities associated with subdivisions to be placed underground. Trail design standards are also included for the development of trails within new subdivisions or as required in discretionary land use permits.

The proposed Ordinance also includes modifications to the Hillside Management Area regulations to limit development and minimize the impact of potential development within Hillside Management Areas, particularly with concern for buttes. The proposed Ordinance changes the grading threshold that triggers a conditional use permit from 15,000 cubic yards

to 2,500 cubic yards of total cut plus fill. It also includes requirements that help a project blend in with the surrounding environment.

Additionally, the proposed Ordinance includes vegetation and landscaping requirements to preserve and protect the native vegetation in the community. The proposed Ordinance also includes architectural and design standards for commercial and rural zones. These development standards are proposed for new structures, additions, or renovations to existing structures and must follow one of two styles--Old West/Western Frontier and Southwestern. Some of the guidelines include direction on building materials, colors, and decorative accents. The intent of these development standards is to maintain the community's commercial areas with a rural aesthetic.

Finally, the proposed Ordinance amends existing home-based occupation regulations by allowing up to three home-based occupations per property. While all other development standards and regulations remain the same as outlined in Title 22, there are additional permitted occupations proposed, including animal training, seamstress or tailor limited to an area of 1,000 square feet, beautician and barber services, and upholstery work provided all work is conducted indoors and upholstery work does not involve automotive seating or equipment or metalworking.

On October 19, 2022, the RPC held a public hearing and voted unanimously to recommend approval of the proposed Ordinance. A summary of RPC proceedings is included as Attachment 4. The RPC's resolution is included as Attachment 5.

Implementation of Strategic Plan Goals

The proposed Ordinance supports the County's Strategic Plan Goal II: Foster Vibrant and Resilient Communities; Objective II.2.3: Prioritize Environmental Health Oversight and Monitoring, which aims to strengthen the County's capacity to effectively prevent, prepare for, and respond to emergent environmental and natural hazards and reduce impacts to disproportionately affected communities. A large portion of Lake Los Angeles is within the Antelope Valley Significant Ecological Area, signifying the importance of the landscape to the community's environmental health. The vegetation and landscaping requirements, as well as the modifications to the Hillside Management Area regulations, are components of the proposed Ordinance that would serve to mitigate potential environmental hazards while protecting important ecological resources and community character.

In addition, the proposed Ordinance supports Goal III: Realize Tomorrow's Government Today; Objective III.3.4; Reduce waste generation and recycle and reuse waste resources, which aims to increase landfill diversion and recycling programs and infrastructure and inspire the community to reduce, reuse, and recycle waste materials by allowing for the repurposing of cargo shipping containers as storage for improved lots in the Residential Agricultural, Light Agricultural, and Heavy Agricultural Zones.

Finally, the involvement of the community throughout each step of the CSD development process promotes Objective III.4.1, directing the Department to solicit ongoing customer feedback regarding the customer's experience when accessing and/or receiving services. Draft CSD proposals from the community informed the development of the proposed Ordinance, and additional feedback was solicited via ongoing meetings, surveys, and draft comments.

FISCAL IMPACT/FINANCING

Adoption of the proposed Ordinance will not result in any significant new costs to the Department or other County departments and agencies.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In addition to the public hearing conducted by the RPC on October 19, 2022, a public hearing before the Board is required pursuant to Section 22.232.040.B.1 of the County Code and Section 65856 of the California Government Code. Required notice was given pursuant to the procedures and requirements set forth in Section 22.222.180 of the County Code.

ENVIRONMENTAL DOCUMENTATION

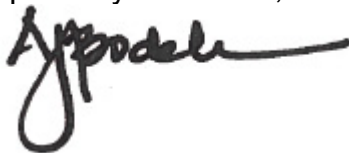
The proposed Ordinance is categorically exempt from CEQA per Sections 15301, 15302, 15303, 15304, 15307, 15308, 15311, 15320, and 15321 (Class 1, 2, 3, 4, 7, 8, 11, 20, and 21 Categorical Exemptions) and the County Environmental Guidelines. The Notice of Exemption is included as Attachment 3.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the proposed Ordinance will not significantly impact County services.

For further information, please contact Katie Lample, Regional Planner, Community Studies North Section at (213) 974-6618 or klample@planning.lacounty.gov.

Respectfully submitted,



AMY J. BODEK, AICP
Director of Regional Planning

AJB:CC:MSH:KL:ar

Attachments:

1. Project Summary
2. Proposed Ordinance

3. CEQA Notice of Exemption
4. RPC Hearing Proceedings
5. RPC Resolution

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Fire Department
Parks and Recreation
Public Health
Public Works