

**DRAFT RESOLUTION
COUNTY OF LOS ANGELES
REGIONAL PLANNING COMMISSION
LAKE LOS ANGELES COMMUNITY STANDARDS DISTRICT
PROJECT NO. 2019-003977-(5)
ADVANCE PLANNING CASE NO. RPPL2018002312**

WHEREAS, the Regional Planning Commission (hereinafter, the “Commission”) of the County of Los Angeles (“County”) has conducted a duly noticed public hearing on October 19, 2022 to consider an ordinance, (hereinafter, the “Lake Los Angeles Community Standards District Ordinance” or the “Ordinance”) that amends Title 22 (Planning and Zoning) of the Los Angeles County Code (hereinafter, the “County Code”) to establish the Lake Los Angeles Community Standards District (“CSD”) and associated standards; and

WHEREAS, the Commission finds as follows:

1. On June 16, 2015, the Antelope Valley Area Plan (“AVAP”) was adopted by the County Board of Supervisors (“Board”), which included a requirement for a comprehensive review of all existing CSDs and the potential inclusion of a program to prepare and adopt new CSDs. Establishment of the Lake Los Angeles CSD is an implementation measure of the AVAP.
2. 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).
3. Members of the community approached the County Department of Regional Planning (“Department”) with draft proposals for the Lake Los Angeles CSD, which were submitted to the Department in 2009 and 2013. The proposals were reviewed by the Department and used in conjunction with community outreach activities as the basis for the proposed ordinance.
4. On June 13, 2018, the Antelope Valley CSD Update Program was presented to the Commission and included the proposal for the Lake Los Angeles CSD.
5. Lake Los Angeles is a large rural community located in the eastern Antelope Valley. The community is characterized by its rural character, desert landscape, buttes, and Joshua trees. The AVAP describes the area as “developed or partially developed with a wide range of uses and a distinctly rural character. The remaining portions are largely undeveloped and generally not served by existing infrastructure, include environmental resources, such as buttes and Significant Ecological Areas (“SEAs”), and are subject to safety hazards, such as Flood Zones.”

6. Lake Los Angeles has a rural town center along Avenue O between 167th Street East and 172nd Street East, and along 170th Street East between Avenue O and Glenfall Avenue. This area is where most of the commercial and community serving uses are located and is surrounded by the highest concentration of residential development in the community.
7. The proposed Ordinance contains standards to address the unique and rural character of the Lake Los Angeles community including: 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 and development guidelines, 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. The standards are only intended to guide future development for continuity and compatibility with the existing rural character of the area. Therefore, with the addition of the proposed standards, the amendment will create consistency with the surrounding area.
8. The proposed Ordinance is consistent with and supportive of the goals and policies of the General Plan and the AVAP, a component of the General Plan. It protects the Lake Los Angeles community from incompatible design and development, permits existing rural accessory uses and structures, and provides additional environmental protections.
9. The community of Lake Los Angeles worked with the Department to develop a list of standards that it would like to include in the CSD. This CSD is intended to address the requests from the community and authorize, or clarify, development standards that are consistent with rural life and the larger lot sizes found in the community. Therefore, approval of the CSD will be in the interest of public health, safety, and general welfare and in conformity with good zoning practice.
10. The proposed Ordinance will not increase the density or expand the list of allowed land uses within the zones. Standards address accessory uses, include protections for the natural environment, and provide more direction for future commercial development. Therefore, the amendment is consistent with other applicable provisions of this Title 22.
11. The Department conducted outreach for the development of the proposed Ordinance and engaged local stakeholders, community members, and advisory committees from the community. In addition to project outreach conducted at community events including the Parks After Dark events held on July 27, 2018, July 28, 2018, August 3, 2018, August 1, 2019, and August 2,

2019; the Leona Valley Cherry Festival on June 2, 2018; the Valley Fever Walk on August 4, 2018; and the Juneteenth celebration at Jackie Robinson Park on July 18, 2022. Staff also hosted CSD working group meetings on April 5, 2018, May 10, 2018, October 18, 2018, and November 18, 2018.

12. Additional meetings conducted online were held with the Lake Los Angeles CSD Committee on October 18, 2021; November 18, 2021; January 12, 2022; March 21, 2022; and July 18, 2022 to develop the draft Ordinance.
13. After releasing the public review draft of the CSD, an online community meeting was held on September 15, 2022, to receive feedback on the draft in preparation for the Commission hearing.
14. The proposed Ordinance qualifies for a Categorical Exemption (Sections 15301, 15302, 15303, 15304, 15307, 15308, 15311, 15320, and 15321 Classes 1, 2, 3, 4, 7, 8, 11, 20, and 21) under the California Environmental Quality Act (“CEQA”) and the County environmental guidelines.
15. Pursuant to Section 22.222.120 of the County Code, a public hearing notice was published in the local newspaper, the Antelope Valley Press, on August 26, 2022. In addition, notices were sent to 10,637 property owners and 13 addresses on the project’s courtesy list. The public hearing notice and materials were posted on the project website and promoted through social media.
16. Following the release of the public draft CSD on October 6, 2022, staff received a request to add language regarding pervious surfaces within commercial and rural zones. Included language states that parking areas, as well as the areas and driveways used for access thereby, shall be paved with pervious materials. Earlier conversations with the CSD Committee and community support this request. These revisions were included in the October 13, 2022 draft CSD.
17. On October 19, 2022, the Commission conducted a duly-noticed public hearing to ***[Reserved for Hearing Proceedings]***

THEREFORE, BE IT RESOLVED THAT the Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board hold a public hearing to consider adopting the proposed Ordinance that amends Title 22 of the Los Angeles County Code to establish the Lake Los Angeles CSD and associated standards; and
2. That the Board find that this project is exempt from the CEQA; and

3. That the Board adopt the proposed Ordinance and determine that the standards proposed in the Ordinance are consistent with the community character and surrounding area, compatible with and supportive of the goals and policies of the General Plan and Antelope Valley Area Plan, in the interest of public health, safety, and general welfare and in conformity with good zoning practice, and consistent with other applicable provisions of this Title 22.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Commission on the County of Los Angeles on October 19, 2022.

Elida Luna, Secretary
County of Los Angeles
Regional Planning Commission

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By _____
Lisa Jacobs, Deputy County Counsel
Property Division