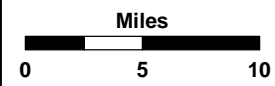
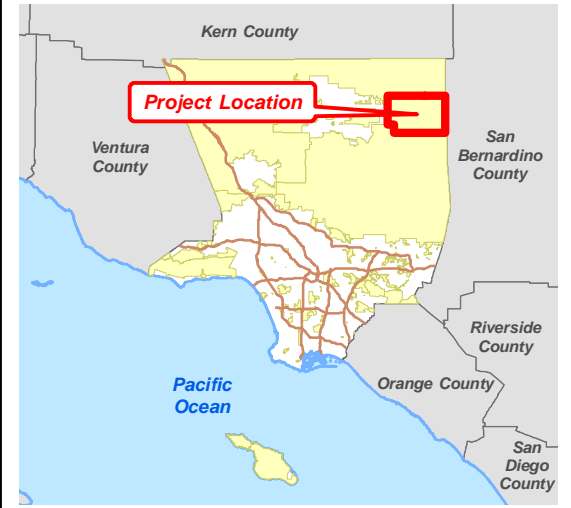
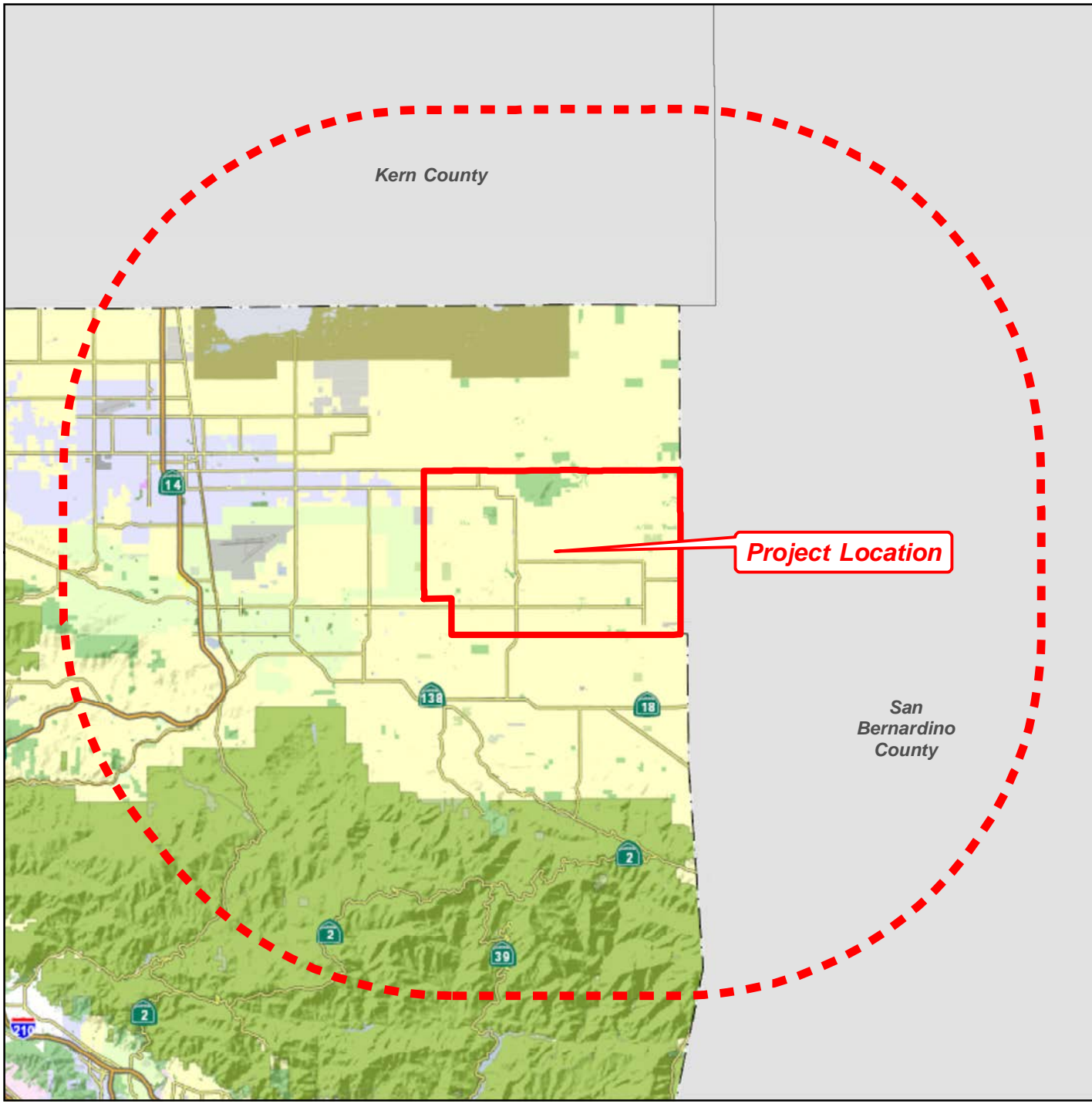


**20-MILE RADIUS
LOCATOR MAP**
LAKE LOS ANGELES CSD (PROP.)
PROJECT NO. 2019-003977-(5)

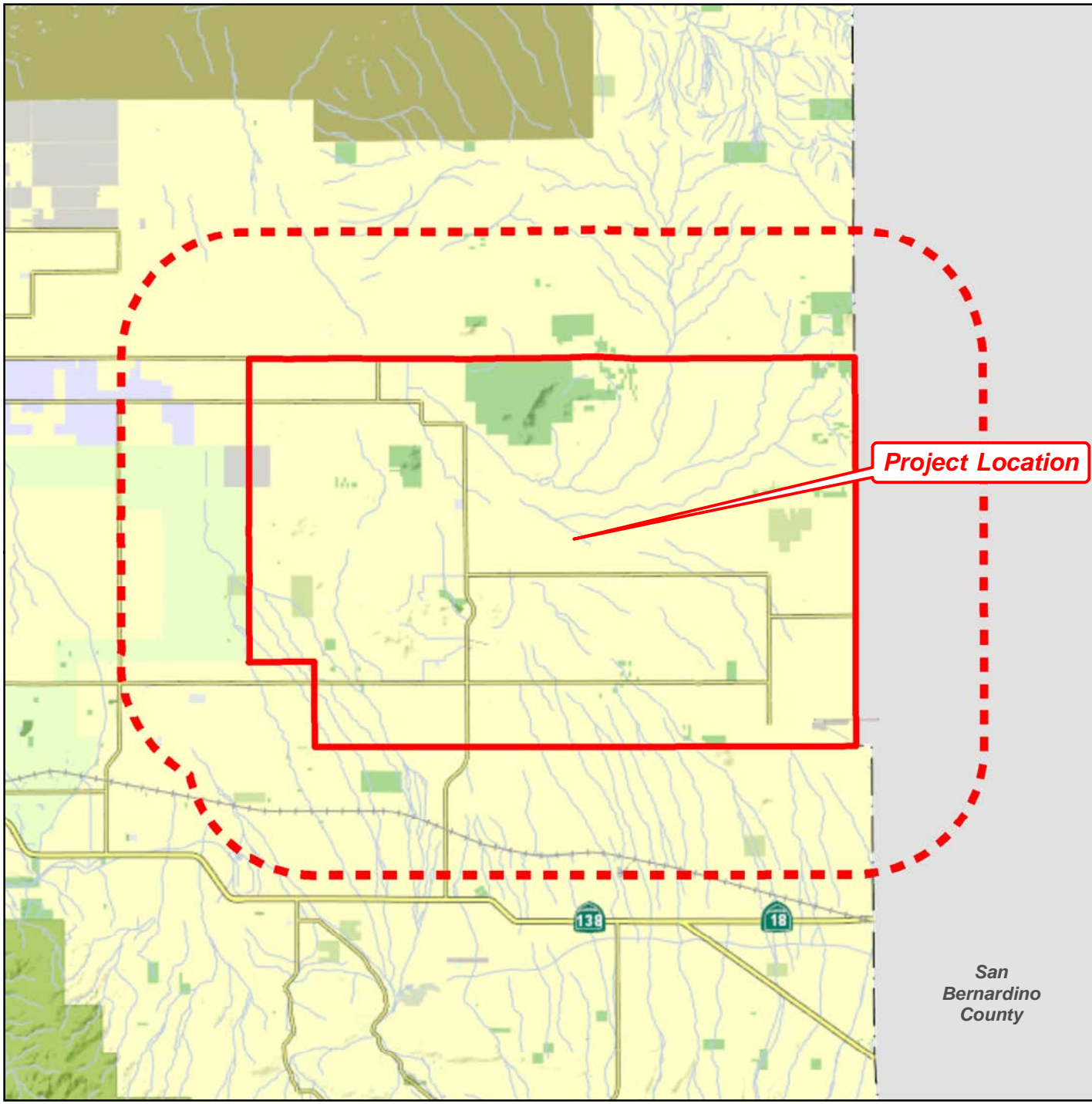


LA COUNTY
PLANNING

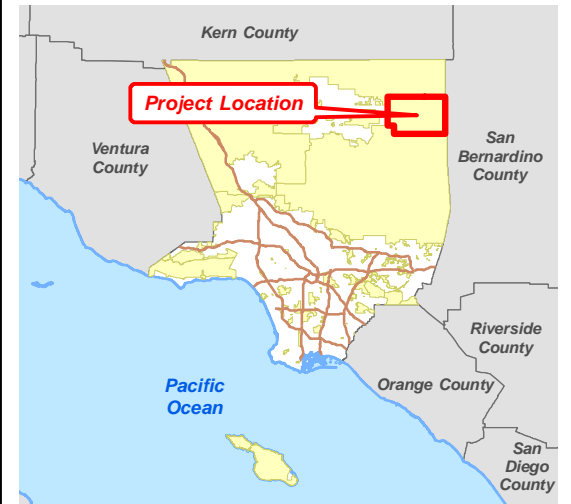
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

3-MILE RADIUS LOCATOR MAP

LAKE LOS ANGELES CSD (PROP.)
PROJECT NO. 2019-003977-(5)



Project Location



LA COUNTY
PLANNING

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

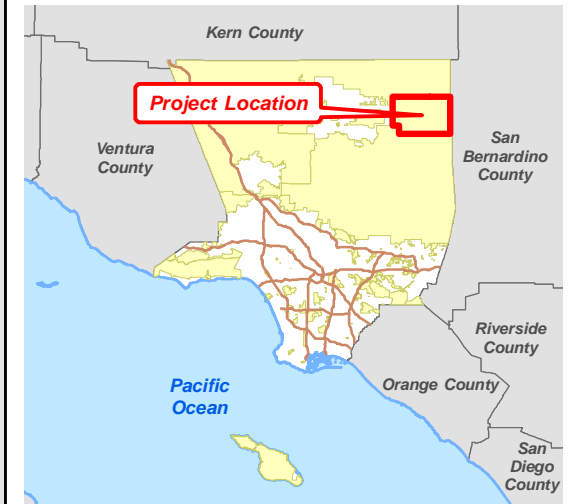
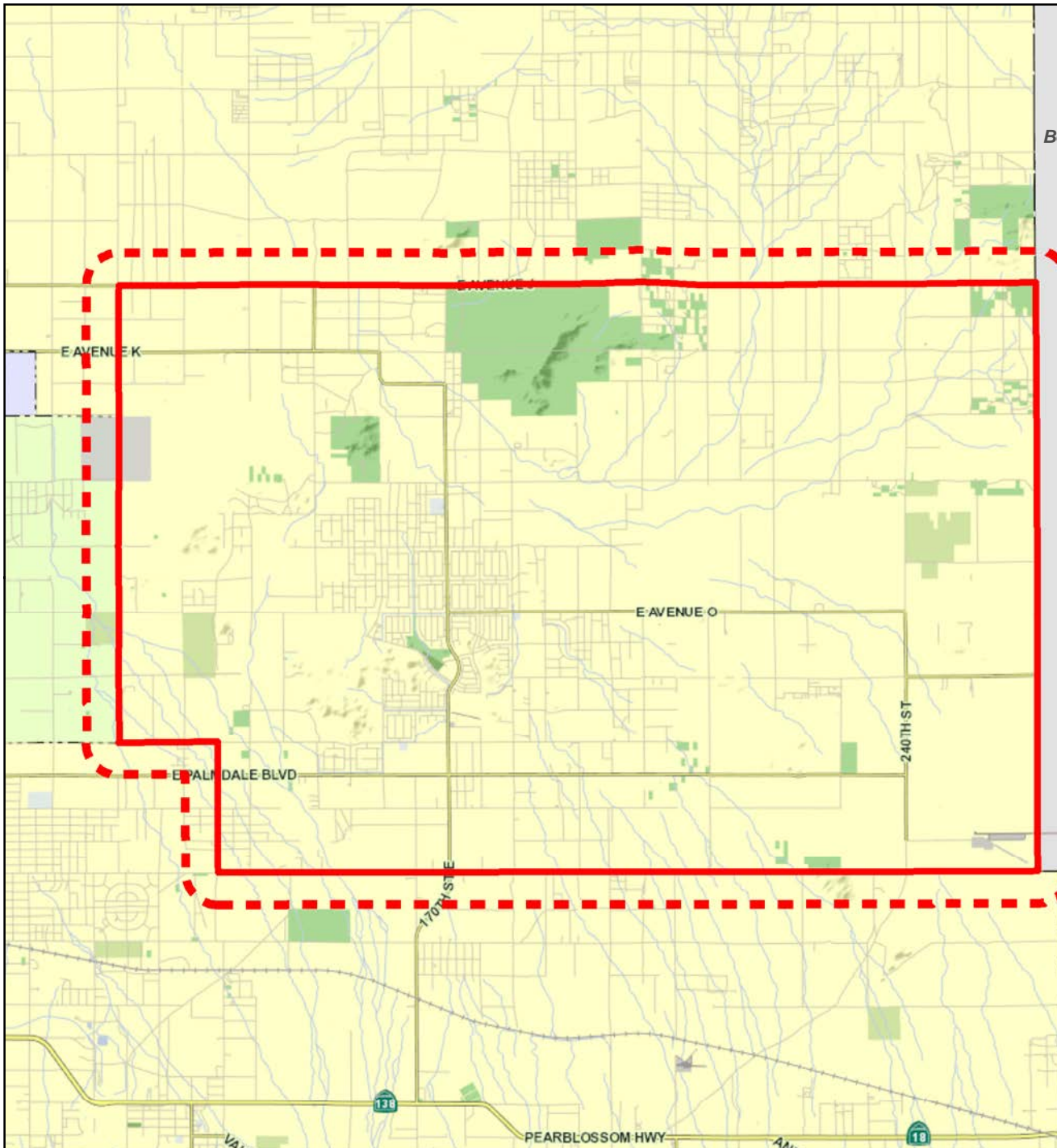
HALF-MILE RADIUS

LOCATOR MAP

LAKE LOS ANGELES CSD (PROP.)

PROJECT NO. 2019-003977-(5)

San Bernardino County



LA COUNTY
PLANNING

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

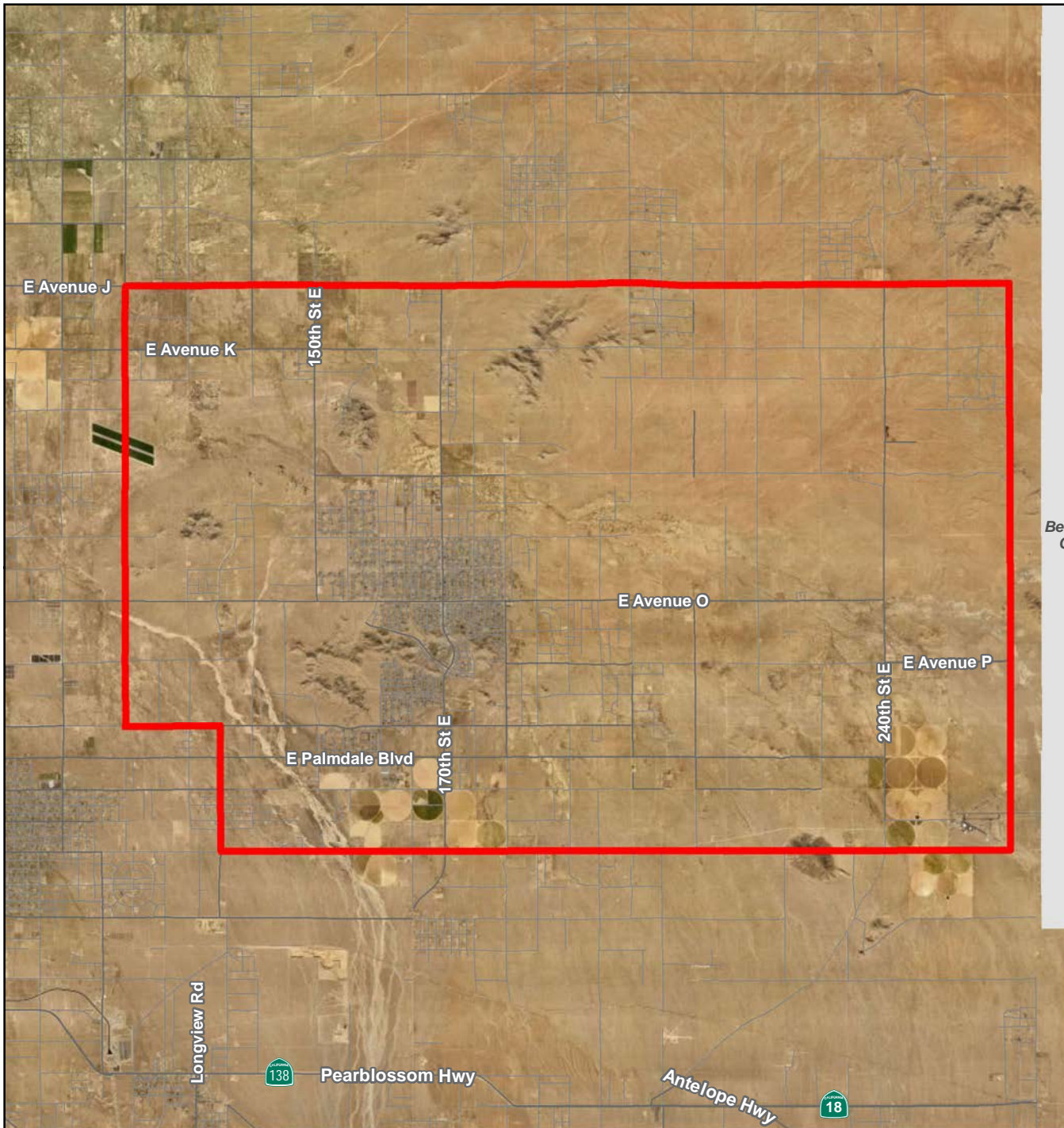
AERIAL IMAGERY

SITE-SPECIFIC MAP

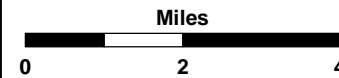
LAKE LOS ANGELES CSD (PROP.)

PROJECT NO. 2019-003977-(5)

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



San
Bernardino
County

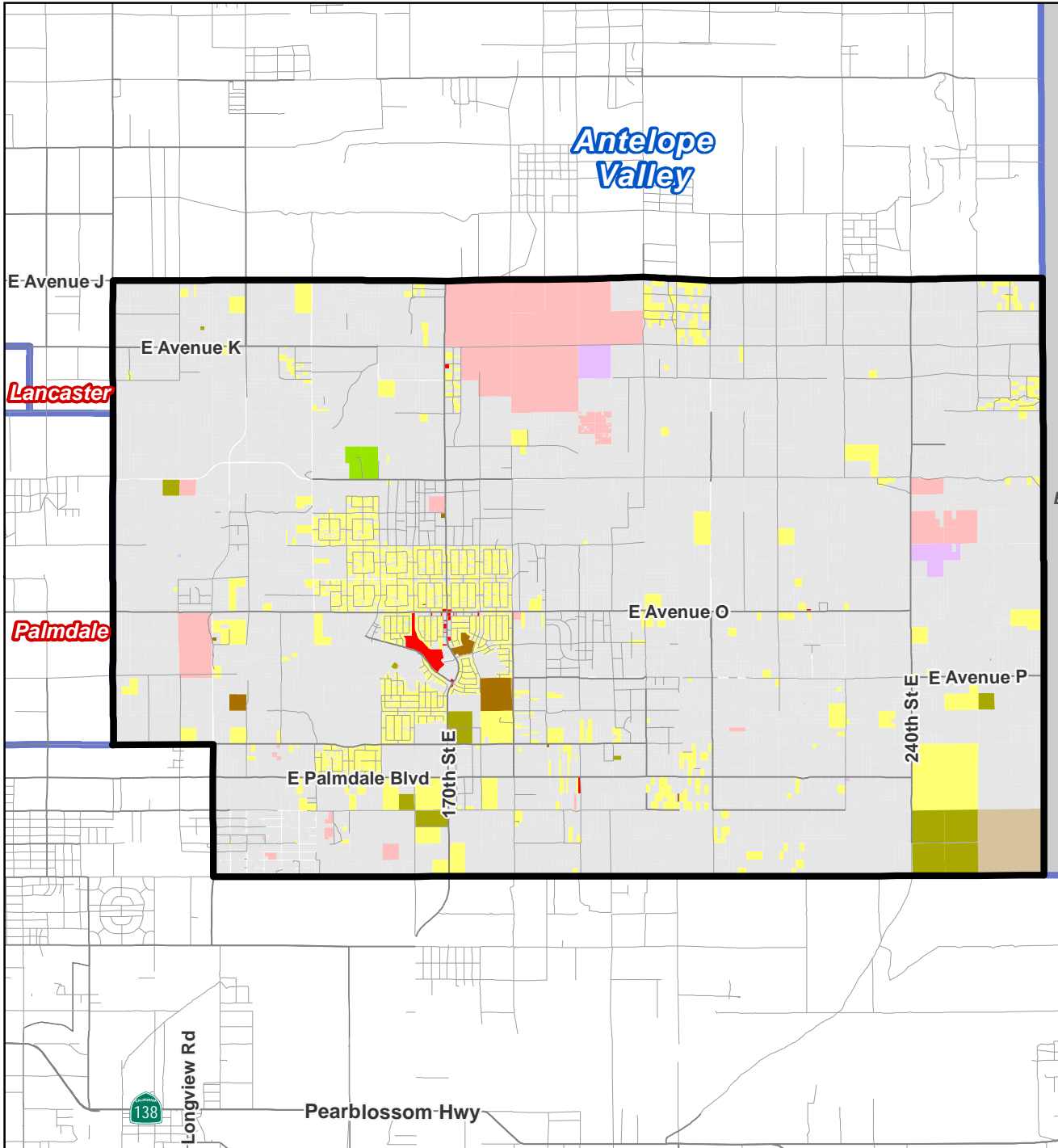


LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

EXISTING LAND USE

LAKE LOS ANGELES CSD (PROP.)

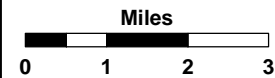
PROJECT NO. 2019-003977-(5)



San Bernardino County

Existing Land Use (Assessor Use Codes)

- Commercial
- Government
- Industrial
- Institutional
- Irrigated Farm
- Miscellaneous
- Recreational
- Residential
- Vacant

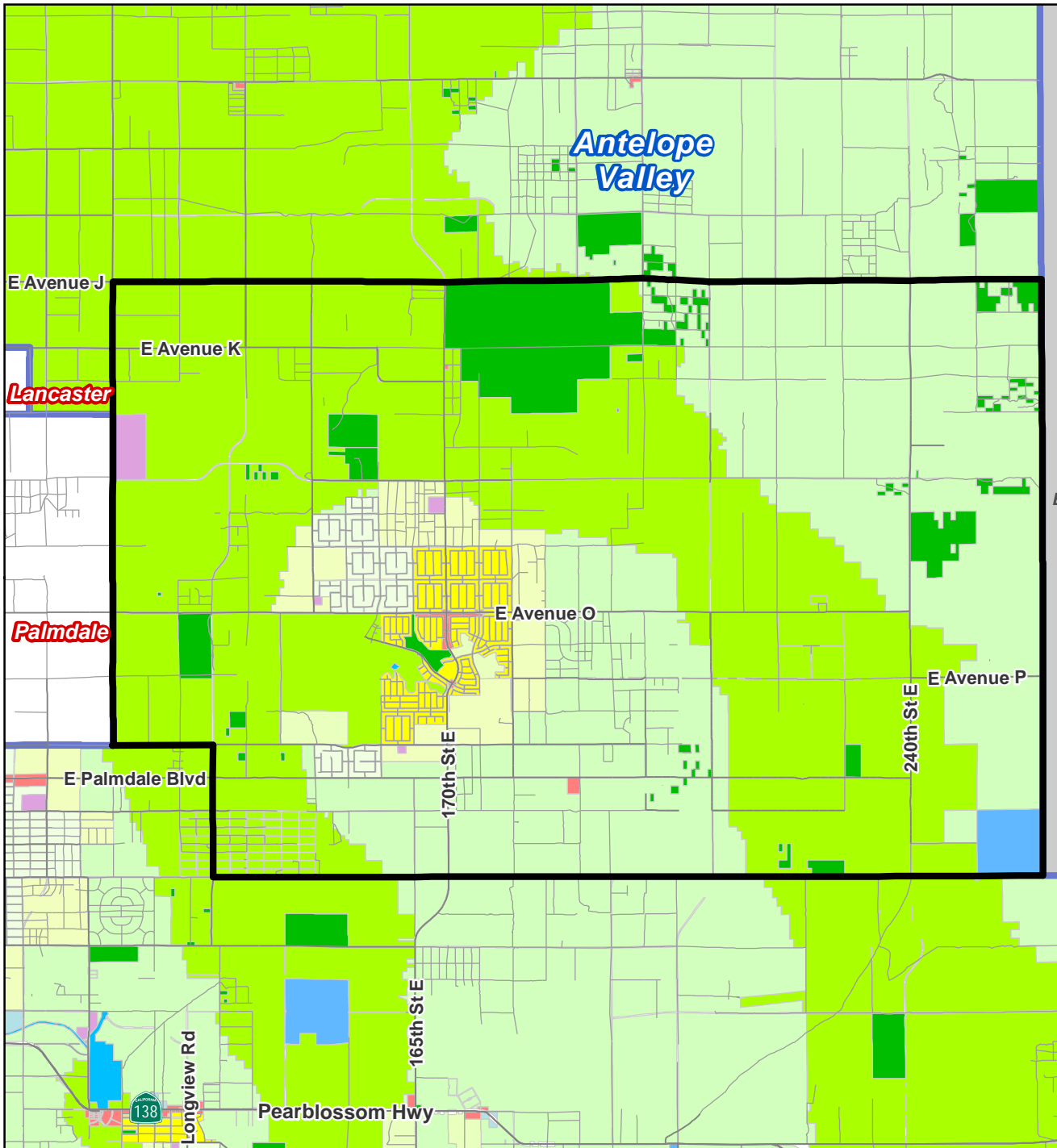


LOS ANGELES COUNTY
 Dept. of Regional Planning
 320 W. Temple Street
 Los Angeles, CA 90012














LAND USE POLICY

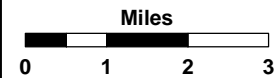
LAKE LOS ANGELES CSD (PROP.)

PROJECT NO. 2019-003977-(5)



San Bernardino County

-  RL1 - Rural Land 1 (1 du / 1 gross ac)
-  RL2 - Rural Land 2 (1 du / 2 gross ac)
-  RL5 - Rural Land 5 (1 du / 5 gross ac)
-  RL10 - Rural Land 10 (1 du / 10 gross ac)
-  RL20 - Rural Land 20 (1 du / 20 gross ac)
-  H2 - Residential 2 (0-2 du / net ac)
-  H18 - Residential 18 (9-18 du / net ac)
-  CR - Rural Commercial
-  IL - Light Industrial
-  IH - Heavy Industrial
-  P - Public and Semi-Public
-  OS - Open Space
-  W - Water

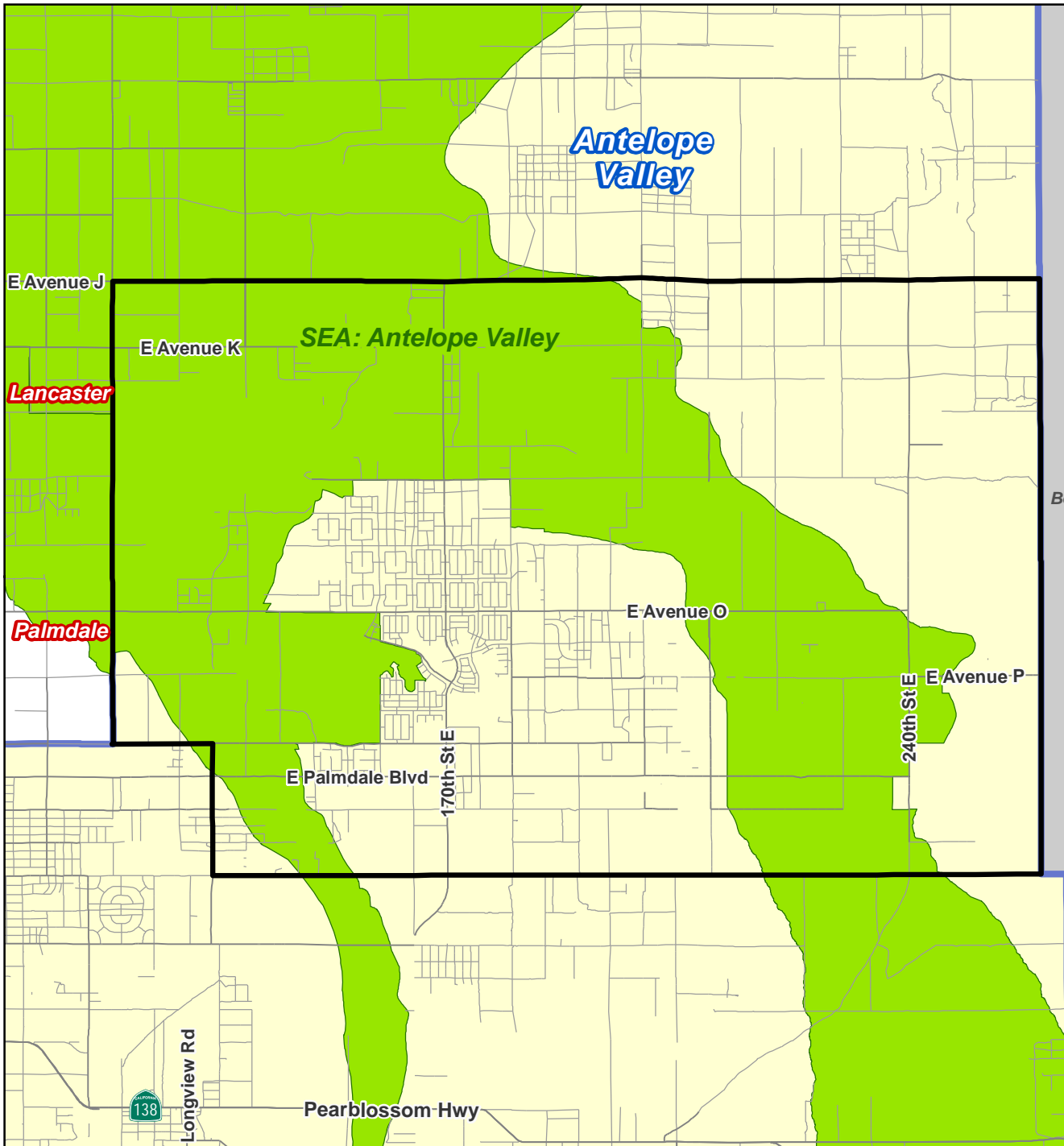






LOS ANGELES COUNTY
 Dept. of Regional Planning
 320 W. Temple Street
 Los Angeles, CA 90012

ADOPTED SEA

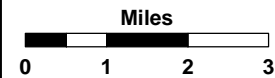
LAKE LOS ANGELES CSD (PROP.)

PROJECT NO. 2019-003977-(5)



-  Project Boundary: Proposed Lake Los Angeles CSD
-  Significant Ecological Area
-  Unincorporated Community
-  Incorporated City

San Bernardino County





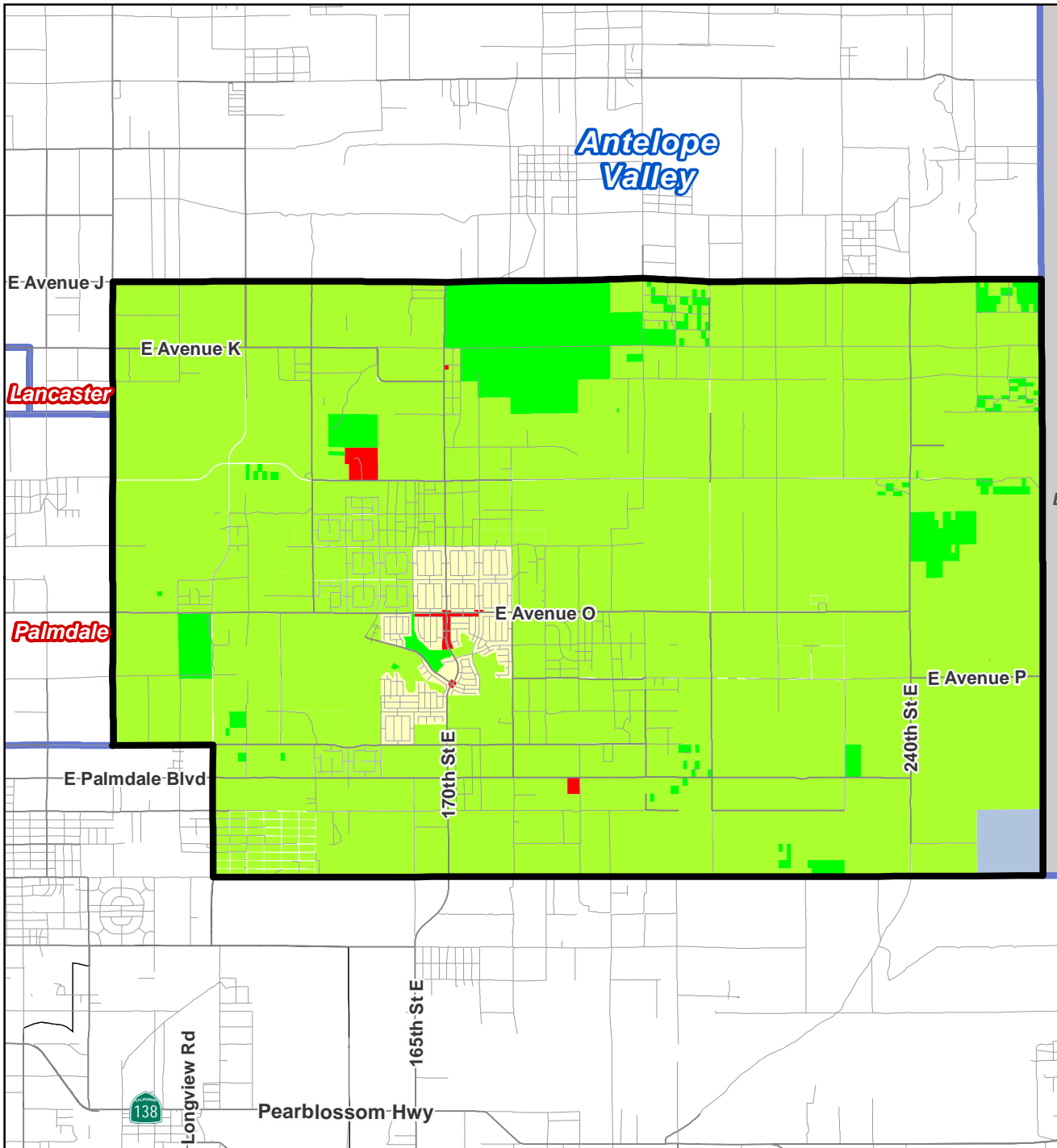
LOS ANGELES COUNTY
 Dept. of Regional Planning
 320 W. Temple Street
 Los Angeles, CA 90012

ZONING

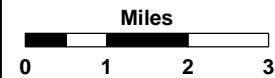
LAKE LOS ANGELES CSD (PROP.)

PROJECT NO. 2019-003977-(5)

-  R-A - Residential Agricultural
-  A-1, A-2 - Agricultural
-  C-R, C-RU - Commercial
-  M - Manufacturing
-  O-S - Open Space



San Bernardino County



LA COUNTY
PLANNING

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

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: July 11, 2022
PROJECT NUMBER: 2019-003977-(5)
PERMIT NUMBER(S): ADVANCE PLANNING CASE NO. RPPL2018002312
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: Lake Los Angeles, Antelope Valley Planning Area
CASE PLANNER: Thomas Dearborn, Senior Regional Planner
 tdearborn@planning.lacounty.gov

The County of Los Angeles (“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 be more environmentally protective. All development standards are consistent with current practices or will provide additional limitations on development which further protects the rural character and natural landscape of the community. 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, 13th 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: _____

Name of Public Agency Approving Project: Los Angeles County Department of Regional Planning

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
LAKE LOS ANGELES COMMUNITY STANDARDS DISTRICT

1. Project Description

LA County Planning is undertaking the process of creating the Lake Los Angeles Community Standards District (“CSD”) with development standards specific to the community of Lake Los Angeles.

to The proposed Lake Los Angeles CSD adds requirements to maintain rural road standards; adds additional protections to hillside management areas (“HMAs”); modifies standards for signs; standardizes new rural subdivisions; establishes trail development standards; regulates the removal of vegetation; allows accessory cargo shipping containers in residential and agricultural zones; specifies residential standards for fences and walls, dogs, and home-based occupations; and creates commercial design standards.

The standards will largely be more environmentally protective, more restrictive, or equal to what is currently allowed within the Zoning Code (“Title 22”). Additionally, the CSD includes standards which are predominantly accessory uses to the already-permitted primary use in the zone. No construction activities or specific developments are proposed as part of this project.

2. Description of Project Site

The unincorporated community of Lake Los Angeles is located in the eastern most portion of the Antelope Valley, northeast of Sun Village, south of Hi Vista, and east of the City of Palmdale. An attached map depicts the boundaries of the proposed Lake Los Angeles CSD.

Lake Los Angeles is a rural desert community with mostly residential and agricultural uses. The community 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. The Antelope Valley Area Plan (“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 (“SEA”), and are subject to safety hazards, such as Flood Zones.”

The AVAP identifies three economic opportunity areas (“EOA”) where major infrastructure projects are being planned by state and regional agencies. The southwest corner of the CSD boundary, including the rural town center, is located within the EOA due its proximity to the proposed High Desert Corridor project, which is proposed to run along E Palmdale Blvd.

A large portion of the community is located within the Antelope Valley SEA and the entire community is located within the Rural Outdoor Lighting District. A small area in

the southwest corner of the CSD boundary falls within a Liquefaction Zone and 100-year Flood Zone. Additional 100-year Flood Zone corridors bisect a small selection of properties throughout the community.

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; and Class 11, Accessory Structures; under the California Environmental Quality Act (“CEQA”) Guidelines Sections 15301, 15302, 15303, 15304, and 15311 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:

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

(e) Additions to existing structures provided that the addition will not result in an increase of more than:

(1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less;

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

(n) Conversion of a single-family residence to office use.

The project will not trigger new construction or alter existing buildings. 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. In commercial areas, for new construction or additions, there are architectural design standards that are in line with the existing architectural styles found within the area including Old West or Southwestern.

The Lake Los Angeles CSD includes 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 AVAP.

Many of the proposed standards are related to accessory uses or structures in agricultural or residential zones including cargo shipping containers, fencing and walls, dogs, and home-based occupations. These standards will allow existing primary uses to continue and may legalize some of the existing accessory structures and uses that the community identified as consistent with rural lifestyle and larger agricultural lots.

The project also proposes the inclusion of development standards to limit grading in HMAs and protect vegetation removal. The inclusion of these new standards will provide an additional layer of vegetation protection and promote the maintenance of existing landscape 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 electric utility distribution lines where the surface is restored to the condition existing prior to the undergrounding.

The project will not alter Title 22 as it applies to replacement or reconstruction of structures. Development standards will be added for commercial projects and signage. However, these standards only apply when new construction or additions are proposed and will be more stringent than the existing Title 22 allowances.

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...

(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

The project will include development standards for ministerial projects such as accessory cargo shipping containers, signage, fences and walls, dogs, home-based occupations, and commercial design standards. 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 the planting of native vegetation when the proposed vegetation removal exceeds a specific threshold. Although there are adopted ordinances that protect vegetation, this CSD 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 those currently in Title 22.

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.

The project will include a set of development standards that will be more stringent than the existing Title 22 and therefore, will be more protective of the environment. The development standards will include an evaluation of vegetation removal as well as establishing additional protections on grading within HMAs.

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. Construction activities and relaxation of standards allowing environmental degradation are not included in this exemption.

The project will further protect the environment and prevent environmental degradation with the addition of standards limiting expansion of roads, prohibiting new billboards, further regulating grading in HMAs, limiting vegetation removal, and restricting subdivisions. The CSD includes guidance for trail development; however, these trails are already identified and included on the existing, adopted Antelope Valley Trails Map and the Regional Trails System, adopted as part of the General Plan. 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).

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 County 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, landscape, 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 Lake Los Angeles 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 Categorical Exemptions Classes 3, 4, and 11. Each require analysis by location in order 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 that limit development in HMAs, add vegetation protections, limit the size and types of signage, restrict subdivisions to a minimum lot size, and add standards for utilities. Additional proposed standards will address accessory uses and structures in residential and agricultural zones and provide guidelines for commercial design. Although there are properties located within the boundaries of the project that are mapped as being located within a Flood Zone, Liquefaction Zone, HMA, and SEA, none of the proposed standards will create a significant impact on the environment. Furthermore, all future development projects proposed within the area of the Lake Los Angeles CSD will continue to be reviewed by LA County departments such as Fire, Public Health, Public Works, and Parks and Recreation to ensure compliance with Los Angeles County Code requirements. No construction activities are proposed as part of this ordinance update.
- (b) Cumulative Impact:** The project will not have any adverse impact on the environment either individually or cumulatively since the standards included in this CSD will be more restrictive and environmentally protective than the current standards in the Zoning Code, or capture the existing operations and structures currently present and considered part of the rural lifestyle. Cargo shipping containers, higher fences or walls, home-based occupations, and dogs are already present in the community and are part of the baseline condition; the inclusion of standards related to these topics will not create a significant cumulative impact to the area.
- (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 accessory uses and structures that are already present in the community or include additional limitations on signage, vegetation protections, stricter commercial design standards, standards guiding new subdivisions, the design and dedication of new trails, and the prohibition of new billboards. None of these standards will impact existing approved uses and they are intended to guide future development for compatibility and protection of the existing rural environment.
- (d) Scenic Highways:** No highways located within the community of Lake Los Angeles are officially designated as a state scenic highway.
- (e) Hazardous Waste Sites:** The project is not located on a site that 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.
- (f) Historical Resources:** There is one historical resource located within the community of Lake Los Angeles, California State Point of Interest No. P588. The

development standards will not cause a significant impact to this resource as they will be more restrictive.

NOTICE OF PUBLIC HEARING

EXHIBIT F

The Los Angeles County Regional Planning Commission will conduct a public hearing to consider the project described below. A presentation and overview of the project will be given, and any interested person or authorized agent may appear and comment on the project at the hearing. The Regional Planning Commission will then consider a vote to approve or deny the project, or continue the hearing if it deems necessary. Should you attend, 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 October 19, 2022 at 9:00 a.m.

Hearing Location: 320 West Temple St., Rm. 150, Los Angeles, CA 90012, and Online. Please note that due to the COVID-19 pandemic, a virtual public hearing may be held. County facilities may still be closed to the public at this time. Visit <https://planning.lacounty.gov/rpc> and select hearing date for more information.

Project & Permit(s): Project No 2019-003977-(5), Advance Planning Case No. RPPL2018002312

Project Location: The community of Lake Los Angeles in 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 Lake Los Angeles Community Standards District and associated development standards including but not limited to: vegetation protections, cargo shipping containers, fencing, home-based occupations, and rural commercial design standards.

COMMUNITY MEETING: Prior to the public hearing, **staff will host a community meeting online.** Please visit the project website for more information and case materials: <https://planning.lacounty.gov/avcsds>

Questions? Contact Thomas Dearborn, E-mail: tdearborn@planning.lacounty.gov Telephone: (213) 974-6476.

All correspondence received by DRP shall be considered as 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' advance notice.

Si necesita más información por favor llame al (213) 974-6427 o ver

<https://planning.lacounty.gov/avcsds> 如果您有任何疑問請致電 (213) 974-6427 或請參閱項目官網

<https://planning.lacounty.gov/avcsds>.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2018002312	PROJECT NUMBER:	2019-003977
CITY/COMMUNITY:	Lake Los Angeles	STATUS:	Cleared
PROJECT ADDRESS:	Lake Los Angeles	DATE:	06/09/2022

CONDITIONS

1. Future development within the CSD must comply with the all applicable code and ordinance requirements for construction, access, water main, fire flows, fire hydrants, fuel modification and brush clearance.
2. Construction or architectural plans shall be submitted to the Fire Department for review and approval prior to any building permit issuance. There will be specific fire and life safety requirement at that time.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/



BOARD OF SUPERVISORS

Hilda L. Sols
First District

Holly J. Mitchell
Second District

Sheila Kuehl
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

June 13, 2022

TO: Mark Herwick
Supervising Regional Planner
Department of Regional Planning

Attention: Thomas Dearborn

FROM: Charlene Contreras 
Director, Toxicology & Environmental Assessment Branch
Department of Public Health

**SUBJECT: ADVANCE PLANNING PROJECT
LAKE LOS ANGELES COMMUNITY STANDARDS DISTRICT
CASE: RPPL2018002312**

Thank you for the opportunity to review the Lake Los Angeles Draft Community Standards District.

Public Health agrees with the determination of the Lead Agency and does not foresee any significant impacts given the proposed plans.

If you have any other questions or require additional information, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

CC:me
DPH_CSD COMMENTS_LAKE LOS ANGELES_ RPPL2018002312_6.13.2022



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Norma E. García-González, Director

Alina Bokde, Chief Deputy Director

June 14, 2022

TO: Kristina Kulczycki
Department of Regional Planning

FROM: Julie Yom, AICP
Planning and CEQA Section

SUBJECT: **RPPL2018002312**
LAKE LOS ANGELES COMMUNITY STANDARDS DISTRICT (CSD)

The Lake Los Angeles CSD has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation (DPR). Please find our comments below:

Pages 8 - 9, Section F. Trails

- We recommend the trails section language in the Southeast Antelope Valley CSD to be used for consistency.

Page 8, F. Trails

- Replace the section header "trails" to "multi-use trails (equestrian, hiking and mountain biking)".

Thank you for including DPR in the review of this document. For trail related questions, please contact Robert Ettleman at rettleman@parks.lacounty.gov or (626) 588-5323. If you have any other questions, please contact me at jyom@parks.lacounty.gov or (626) 588-5311.

Thomas Dearborn

From: Justin Rhodes <nitsujsedohr@hotmail.com>
Sent: Tuesday, August 30, 2022 5:37 PM
To: DRP AV Community Standards Districts
Subject: One Against Residential Restrictions

CAUTION: External Email. Proceed Responsibly.

Existing Residential lots are already subject to Los Angeles county laws, I am against any and all further restrictions. Wall Heights, Storage containers, and the like should all be under the discretion of Individual Property Owners alone.

Thank You,
Justin Rhodes

Thomas Dearborn

From: Ronald Hedtke <rhedtkej@hotmai.com>
Sent: Sunday, October 2, 2022 2:31 PM
To: Thomas Dearborn
Subject: Lake LA CSD

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: External Email. Proceed Responsibly.

Mr. Dearborn

I live on property that's just shy of a full acre and would like to have the option to place 2-40 foot cargo shipping containers on it one day. The Lake LA CSD if passed as is would prohibit that dream, so I am writing you to ask for a change to Table 22.360.070-A "Cargo Shipping Containers".

I would like to see the Lake LA CSD include a more diverse option of acreage vs. container quantity similar to what's shown on Pearblossom CSD Table 22.356.070-A and Southeast AV CSD Table 22.340.070-A but with the following change to the "Maximum Total Linear Feet of Cargo Shipping Container Allowed":
1/2 to < 1 from 40 to 80

Also at the bottom of page 12, Section 22.360.070-A.1.e. The sentence appears to be incomplete, ending with "and" as if there is information missing. Since this pertains to the subject at hand, I wanted to make sure I was not missing some relevant information.

Thank you
Ronald Hedtke Jr.

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**LAKE LOS ANGELES
COMMUNITY STANDARDS DISTRICT**

ORDINANCE NO: _____

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

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

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

I. INTENT AND PURPOSE

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

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II. DESCRIPTION OF DISTRICT BOUNDARIES

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

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

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

III. COMMUNITY-WIDE DEVELOPMENT STANDARDS

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

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

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

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

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

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

- iv.) Such other vegetation information as the Director may deem necessary to fulfill the purpose of protecting property and public safety and preserving the character of the Lake Los Angeles community.
- b) Issuance Conditions. The Director shall approve the site plan with appropriate conditions, relating to this subsection only, for all or a portion of the proposed work when satisfied;
 - i.) That the performance of such work is consistent with the intent of the subsection to preserve native vegetation;
 - ii.) That such work will not result in a flood or erosion hazard to this or other properties; and
 - iii.) That the proposed work conforms to the requirements of other laws or ordinances.
- c) For commercial agricultural uses, the Director may provide relief from the standards of the subsection.
- d) Exceptions. The provisions of this subsection shall not apply to, and grading permits are not required for:
 - i.) The removal or reduction of vegetation for the purpose of complying with county regulations relating to brush clearance for fire safety. This exception includes not only required vegetation control around structures but also the creation and maintenance by a public agency of firebreaks used to control the spread of fire;
 - ii.) The removal or destruction of vegetation of publicly owned rights-of-way for roads, highways, flood control projects or other similar or related uses;

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

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

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

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

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

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

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

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

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IV. Commercial Architectural Style and Project Design Considerations.

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

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

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

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

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

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

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

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

COMMUNITY STANDARDS DISTRICT
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V. Residential Architectural Style and Project Design Consideration.

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

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

COMMUNITY STANDARDS DISTRICT
COMPLETED DRAFT

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

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

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

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

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

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

D. CARGO STORAGE CONTAINERS FOR INCIDENTAL STORAGE.

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

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

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

E. Owner/Operator Truck Operations

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

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

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

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

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

6. Prohibited Activities;

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

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

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

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

F. Other Permitted Vehicles

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

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

G. Collector Vehicles;

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

COMMUNITY STANDARDS DISTRICT
COMPLETED DRAFT

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

1) Definitions.

a) Fowl. Domesticated fowl is defined to mean pigeons, dove, caged birds and other properly domesticated fowl.

b) Poultry. Poultry is defined to mean adult chickens, turkeys, ducks, geese guinea hens, peafowl and other properly domesticated poultry.

2) Fowl. Defined to mean pigeons, dove, caged birds and other properly domesticated fowl shall have;

a) No more than thirty (30) adult individual fowl on any residential/agricultural lot (RA Zoned Lots); and

b) All fowl must be properly housed 50 ft. from any dwelling and in compliance with all Los Angeles County Health Codes (Title 22 Chapter 22.52).

3) Poultry. Defined to mean adult chickens, turkeys, ducks, geese, guinea hens, peafowl and other properly domesticated poultry shall;

a) Any RA (Residential/Agricultural) Zoned property with a minimum of 15,000 net sq.ft. may house poultry in compliance with Los Angeles County Codes (Title 22 Chapter 52), which states all poultry must be properly housed a minimum 50 ft from any dwelling. This allows for 1 (one) poultry per 871 net sq.ft. (Which is equal to 25 poultry per 1/2 net acre or 50 poultry per 1 (one) net acre , on properties of 15,000 net sq.ft. or more).

b) A total of the adult male population of any poultry may not exceed 20%.

COMMUNITY STANDARDS DISTRICT
COMPLETED DRAFT

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

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

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

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

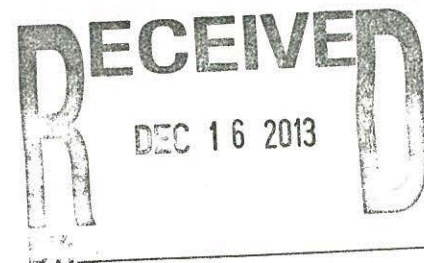
COMMUNITY STANDARDS DISTRICT
COMPLETED DRAFT

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

Lake LA

LAKE LOS ANGELES COMMUNITY STANDARDS DISTRICT
Page 1 of 19

PROPOSED
LAKE LOS ANGELES
COMMUNITY STANDARDS DISTRICT
ORDINANCE NO: _____



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

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

I. INTENT AND PURPOSE

The LLACSD is established to protect and enhance the rural, equestrian and agricultural character of the community. These standards are intended to recognize and preserve significant ecological areas, floodplains, desert buttes, archaeological resources, multipurpose trail systems, our dark skies, and for the Old Town Lake Los Angeles commercial areas a Western/Southwestern architectural theme. The standards are intended to ensure reasonable access to public equestrian riding and hiking trails, and to minimize the need for the installation of urban infrastructure such as concrete sidewalks, street lights, curbs, gutters, concrete flood control systems, and highway-type billboard signage and high-rise buildings which would negate the rural attributes of the area, while providing for adequate drainage and other community safety features. These standards will protect landmarks, topographic features, open space areas, and encourage artistic and aesthetic measures which define our community and distinguish us from our neighbors while maintaining freedom, opportunity and the quality of life enjoyed by our residents. Private land rights and the right to keep and maintain our current land uses will be protected by restructuring the zoning to include household goods, hobbies, and artistic and other enterprises located on the private land. The LLACSD is intended to regulate commercial land uses and commercial land development while minimally impacting private land uses. Wherever a conflict between this LLACSD and the County codes exists then this LLACSD shall prevail and all existing non-conforming uses shall be Grand-fathered in.

II. DESCRIPTION OF DISTRICT BOUNDARIES

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

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

LAKE LOS ANGELES COMMUNITY STANDARDS DISTRICT
Page 2 of 19

- 4) Bordered on the West by Longview Road from Avenue S to Avenue Q and 120th Street East from Avenue Q to Avenue J.
Also, see the attached map provided by the Los Angeles County Supervisor's office.

III. COMMUNITY-WIDE DEVELOPMENT STANDARDS

A. COMMUNITY SPECIFICATIONS

1. Town Council Notification

The people of Lake Los Angeles and their elected representatives on the Lake Los Angeles Rural Town Council within the LLACSD must be informed within a reasonable time and have an opportunity to review and comment on projects within the LLARTC District, this is to be accomplished by notification in writing with 180 days to respond. The Los Angeles County Department of Regional Planning must notify the people of Lake Los Angeles and their elected representatives on the Lake Los Angeles Rural Town Council within the LLACSD in writing with 180 days to respond. In addition, the people of Lake Los Angeles rural community shall have access to the regional planning department's website at <http://planning.lacounty.gov> to review the monthly reports of new cases filed within the LLACSD boundary as defined by the map on file in the offices of the Los Angeles County Department of Regional Planning, and on the attached map provided by the county:

- a. Zone Changes;
- b. Land Division;
- c. Conditional Use Permits;
- d. Plan Amendments; and
- e. Variances

2. Exception

Regarding only new housing tracts or commercial development where a more specific application is prescribed, or prior to the approval of a new structure or addition to an existing structure where the lot includes a butte or hillside, a site plan shall be submitted to and approved by the Regional Planning Director to assure compliance with the following development standards:

- a. Butte/Hillside Design Considerations. Butte/Hillside resources are among the most important features of the Lake Los Angeles Community. Butte/Hillside regulation shall be enforced by a specific written analysis in each case, demonstrating conformance with the following objectives:
 - i. Wherever possible, development shall preserve existing natural contours, existing natural vegetation, natural rock outcropping features and existing natural flood control channels. Structures and required provisions for access and public safety should be designed to minimize encroachment on such

LAKE LOS ANGELES COMMUNITY STANDARDS DISTRICT

Page 3 of 19

features by the use of such techniques as curvilinear street designs and landform grading designs which blend any manufactured sloped or required drainage benches into the natural topography;

- ii. Preserve to the greatest extent possible the natural silhouette in significant ridge-line areas. Significant ridge-lines are the ridge-lines that surround or visually dominate the landscape of Lake Los Angeles, either through their size in relation to the hillside or butte terrain which they are a part, or through their visual dominance as characterized by a silhouetting appearance against the sky, or through their visual dominance due to proximity and view from existing development, freeways and highways designated as Major, Secondary or Limited Secondary on the Highway Plan;
 - iii. High density multi-dwelling units are not acceptable land use for the Lake Los Angeles Community-Wide Development Standards.
- b. Preservation of Native Vegetation. Development plans shall protect native vegetation, specifically Joshua Trees and Yuccas, through re-vegetation by plan or re-location. On any parcel the removal of Joshua Trees and Yuccas exceeding 10% shall require Director's approval.
- i. Required Site Plan. All permit applications involving grading, including Joshua Tree and/or Yucca removal, must include a site plan for Director's review. This information may be submitted in conjunction with other site plan information that may be required for the project, which requires a conditional use permit for projects in hillside management areas. (Within hillside areas, such site plan must comply with Section 22.56.215 of the Los Angeles County Code.) Materials submitted shall include:
 - A description of the property, accompanied by a map showing the topography of the land and the location of any drainage courses; the location and extent of the proposed work and details of the precautionary measures or devices to be used to prevent erosion and flood hazards, including if necessary a drainage plan by a civil engineer showing routing of runoff, estimate of quantity and frequency of runoff, character of trails and channel section and gradients;
 - A landscaping plan supportive of the subsection showing existing and proposed landscaping acceptable to the Department of Regional Planning. Such plan shall specifically identify Joshua Trees and Yuccas, and generally describe the type and condition of native vegetation;
 - For commercial development a maintenance program for all landscaping in the proposed plan, both undisturbed and re-vegetated, the program shall focus on re-vegetated areas and shall cover a two-year period; funding provisions for the maintenance program shall be specified; and

LAKE LOS ANGELES COMMUNITY STANDARDS DISTRICT

Page 4 of 19

- Such other vegetation information as the Director may deem necessary to fulfill the purpose of protecting property and public safety and preserving the character of the Lake Los Angeles community.
- ii. Issuance Conditions. The Director shall approve the site plan with appropriate conditions, relating to this subsection only, for all or a portion of the proposed work when satisfied;
- That the performance of such work is consistent with the intent of the subsection to preserve native vegetation;
 - That such work will not result in a flood or erosion hazard to this or other properties not covered in these standards.
- iii. Exceptions. The provisions of this subsection shall not apply to, and grading permits are not required for:
- The removal or reduction of vegetation for the purpose of complying with county regulations relating to brush clearance for fire safety. This exception includes not only required vegetation control around structures but also the creation and maintenance by a public agency of firebreaks used to control the spread of fire;
 - The removal or destruction of vegetation of publicly owned rights-of-way for roads, highways, flood control projects or other similar or related uses;
 - The removal or destruction of vegetation by public utilities on the rights-of-way or property owned by such utility, or on land providing access to such rights-of-way or property;
 - Work performed under a permit issued for precautionary measures to control erosion and flood hazards; and
 - The selective removal or destruction of noxious weeds or plants, which pose a hazard to animals.

B. STREET IMPROVEMENTS

Street improvements shall complement the rural character the Lake Los Angeles community, and:

1. Streetlights may be placed only at main highway intersections entering residential areas of the Lake Los Angeles community.

LAKE LOS ANGELES COMMUNITY STANDARDS DISTRICT

Page 5 of 19

2. A recommendation that all main non-residential intersections be marked by a single streetlight.
3. All required and recommended streetlights shall utilize "cut-off" Mission Bell design fixtures, as specified by the local electric utility.
4. Concrete sidewalks, curbs, and gutters will be prohibited on residential streets. Inverted shoulders will be specified for local residential streets. Fencing with inverted shoulders may be required where multi-purpose trail use is within the road easement.
5. Commercial lots facing the main streets of Avenue O and 170th Street East only must have rolled curbs for new developments, developments existing prior to the adoption of this CSD are exempt, with fencing for multi-purpose trails. Concrete sidewalks in these commercial areas are prohibited.

C. DRAINAGE

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

1. The maximum impervious finished surface area for residential and associated accessory uses shall not exceed 30%;
2. Maximum impervious finished surface areas for non-residential uses shall not exceed:
 - a. 65% for open storage, homes for the aged, cemeteries and mortuaries; the balance shall be landscaped or native vegetation,
 - b. 74% for hospitals and mausoleums; the balance shall be landscaped or native vegetation,
 - c. 78% for churches and schools; the balance shall be landscaped or native vegetation,
 - d. 80% for stores, office buildings, warehousing, manufacturing, storage, shopping centers, restaurants, service station, parking lots, motels/hotels, kennels, lumberyards, professional buildings, banks, and supermarkets; the balance shall be landscaped or native vegetation.
3. All new commercial and residential buildings with rain gutters shall collect and direct all roof runoff toward a permeable surface, rather than towards impervious surfaces such as paved driveways;

LAKE LOS ANGELES COMMUNITY STANDARDS DISTRICT

Page 6 of 19

4. The LLACSD discourages the use of concrete facilities to mitigate flood hazards; and
5. Flood hazard mitigation shall be consistent with floodplain management practices and existing drainage policies.

D. TRAIL EASEMENTS

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

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

IV. COMMERCIAL ARCHITECTURAL STYLE AND PROJECT DESIGN CONSIDERATIONS**A. COMMERCIAL LAND USES**

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

LAKE LOS ANGELES COMMUNITY STANDARDS DISTRICT

Page 7 of 19

Los Angeles. All types of Combined Zones and Commercial Zones shall be considered for the LLACSD commercial area, *Area-2 (Proposed) High Desert Corridor Commercial Area*, and both commercial areas of the LLACSD shall comply with the following:

1. Be designed to conceal from public view all external utilities, such as roof mounted air conditioning or heating units. Solar panels that are designed as part of a roof-line and blend with the overall roof appearance need not be concealed.
2. Service Bay and Work Area entrances must not face the main street.
3. Trash receptacles must be concealed from public view.
4. Exterior lighting on non-residential parcels shall be prohibited except where necessary for the safety of pedestrian and/or vehicular traffic and security. Off-site illumination, light pollution and light trespass will be prohibited.

B. BILLBOARDS

For all future development billboards shall not be allowed. Community information signs for community interests, activities, and/or events shall be allowed, no more than 10' wide by 6' tall. Existing billboards are exempt.

C. SIGNS

Notwithstanding any other provision of this LLACSD, all signs permitted by this subsection shall conform to the following;

1. External sign lighting shall be accepted only when using fixtures designed to focus all light directly on the sign or light the sign from within;
2. Signs painted directly on buildings shall be allowed provided permissible by owner or lessee of said business. No wall business sign attached to a building, including the roof, shall be higher than the highest point of the building, excluding the chimneys and antennas;
3. Freestanding business signs, typically monument style, are allowed as provided for in Title 22.52.890, the height of such signs shall be limited to the height of the height of the nearest building measured from the natural grade at street level, and maximum area of combined faces on such signs shall be limited to 100 sq.ft. gross;
4. All permanent commercial signs shall be in English for uniformity purposes, additional languages may be included, business names are the exception;

LAKE LOS ANGELES COMMUNITY STANDARDS DISTRICT

Page 8 of 19

5. Temporary, directional, information and special purpose signs may be permitted, as provided for by Title 22.52 Sections 940, 950, 960, 970, and 980 of the Los Angeles County Code.

V. RESIDENTIAL ARCHITECTURAL STYLE AND PROJECT DESIGN CONSIDERATION**A. RESIDENTIAL LAND USES**

All residential land uses within the LLACSD, regardless of current zoning restrictions, and all residential land classifications listed in the Antelope Valley Area Plan and all residential uses within urban residential or nonurban residential land classifications located within the boundaries of the LLACSD shall include, but are not limited to, permitted uses that are listed in Zone A-1 and all currently permissible use applications and zoning applications shall not be diminished in any way: Light Agricultural such as single family residences, crops (field, tree, bush, berry, row and nursery stock) (Ref LAC Code 22.24.070) and greenhouses and raising of horses, cattle, sheep, goats, poultry, birds, pigs, earthworms, and dogs, etc. (Ref LAC Code 22.24.070). All private land uses regarding hobbies, household goods, and all other non-commercial and home businesses uses, etc., for the enjoyment of the people of Lake Los Angeles on their private land shall be allowed; and comply with the following where applicable:

1. Multi-dwelling housing exceeding two units such as apartment buildings, condominiums or town-homes, are prohibited, regardless of current zoning restrictions;
2. For any lot of two acres or less all dwellings shall be on the front 33% of the property. If the property is situated so that the owner must build lengthwise because of natural grading restrictions the owner must build so there is at least a 35' open space in front so as to not impede the neighbors ability to house equestrians, livestock, or maintain home based businesses;
3. All new land developments within the LLACSD shall have underground utilities;
4. Residential Ranch entrance signs shall be allowed. The top of these signs shall not exceed 20' (twenty feet) from the natural grade, and the width of such signs shall not exceed 20' (twenty linear feet);
5. County Code 22.48.160 (and everywhere cited in Los Angeles County Codes) is hereby modified for rural residential areas to read:
 - a. Front Yards. Fences may be erected within a required front yard to a height of 6 feet as additional protection against predators.
 - b. Corner Side Yards. Fences may be erected within a required corner side yard to a height of 8 feet as additional protection against predators.

LAKE LOS ANGELES COMMUNITY STANDARDS DISTRICT

Page 9 of 19

- c. Interior Side and Rear Yards. Fences may be erected within an interior or rear side yard to a height of 8 feet as additional protection against predators.
 - d. Exception to perimeter fencing materials: The Lake Los Angeles Rural Town Council acknowledges that it is common that garage doors are used as fencing material within the LLACSD. This is allowable provided they are uniform in appearance.
 - e. No fencing may obstruct clear view of traffic.
6. All new building projects must provide for a minimum of a 12' (twelve foot) wide access to the rear of the property for the fire department, and for brush clearing, septic and livestock maintenance, etc.;
 7. All new subdivision lots shall be no less than 2 (two) acres gross.

B. HOME-BASED BUSINESS OCCUPATIONS

It is acknowledged and encouraged that the people enjoy their land and engage in home-based business activities, which it is understood, add to the rich culture and economic well being of the local inhabitants. Home-based Business occupation uses are to be permitted to enable a resident to carry on an income-producing activity, which is incidental and subordinate to the principal use of the residential property, when such activity will not be disruptive to the neighborhood. The home-based occupation shall be secondary and incidental to the primary dwelling unit without changing the appearance of the dwelling unit.

1. There shall be no more than five home based business occupations per dwelling unit.
2. The home-based business can be conducted in an attached or detached legal building not including cargo containers.
3. The home-based occupation shall not create or cause excessive noise, dust, vibration, and shall not create or cause odor, gas, fumes, smoke, glare, electrical interferences, hazards or nuisances. There shall be no storage or use of toxic or hazardous materials other than the types and quantities customarily found in connection with a dwelling unit, as permitted by Title 22. No noise or sound shall be created which exceeds the levels contained in Chapter 12.08 (Noise Control) of the Los Angeles County Code.
4. One freestanding sign or sign attached to a fence, no larger than 3' high by 4' wide and no higher than 4'6" above the ground and placed at least 1' back from the easement, is allowed provided the sign is maintained free of graffiti and in good condition.

LAKE LOS ANGELES COMMUNITY STANDARDS DISTRICT
Page 10 of 19

5. No mechanical equipment is permitted in connection with the home-based occupation, other than light business machines, such as computers, printers, facsimile transmitting devices and copying machines. In addition, small to medium sized tools such as handsaws, drills, air compressors, lathes, etc., are acceptable.
6. Tractor-trailers or similar heavy-duty delivery or pickup vehicles and any and all service vehicles necessary shall be permitted in connection with the home-based business.
7. No more than three (3) client visit(s) or three (3) client vehicle(s) per hour shall be permitted, and only from 8:00 a.m. to 5:00 p.m., Monday through Saturday, in connection with the home-based occupation. Licensed day cares are exempt.
8. In addition to all home businesses currently allowed by the County of Los Angeles, the following occupations are allowed without a conditional use permit:
 - a. Non-Boarded Animal training.
 - b. Automotive body, upholstery, or repair, including motorcycles, trucks, trailers and boats in a separate building at least 50 feet from the main residence. Vehicles must be stored in the building after hours.
 - c. Custom alterations, tailoring, and design.
 - d. Medicinal Marijuana Cultivation.
 - e. Furniture Upholstery.
 - f. Owner/Operator Truck Operations as described in V. Residential Architectural Style and Project Design Consideration. E. Owner/Operator Truck Operations.
 - g. Photography and videography and development lab.
 - h. Welding or Machine Shop, in a separate building at least 50 feet from any dwelling. All materials, supplies, and projects must be stored in the building.
 - i. Beauticians and Cosmetologists.
 - j. Masseuse or Massage Therapist.
9. All home-based businesses must comply with federal, state, and local laws.

C. CARGO STORAGE CONTAINERS

FOR INCIDENTAL STORAGE.

LAKE LOS ANGELES COMMUNITY STANDARDS DISTRICT

Page 11 of 19

1. For the purpose of this Community Standards District, storage units shall include cargo storage containers commonly used on ocean going vessels, decommissioned semi-trailers with the trucks and landing gear removed, and truck boxes, and are to be considered personal property and not as buildings, and do not require permits, Conditional Use Permits (CUPs), or plot plans.
2. The provisions of this LLACSD's standard will apply to lots in all residential type zoned areas, regardless of current zone restrictions and where farming is not the major land use. For Farming Standards, see: *Antelope Valley Farming Standards for Storage Containers*, Executive Director, Los Angeles County Farm Bureau.
3. Cargo containers may be used for incidental storage of household goods.
 - a. For any owned, leased, or rented property equal to or larger than ½ acre net an owner may have one cargo container per acre.
 - b. For the purpose of this subsection, one cargo storage container that measures approximately 8 X 10 X 40 is considered one container. A cargo storage container may have 2 vents (since Antelope Valley temperatures may reach as high as 120 degrees) but no windows, doors (except the doors of the original container), additions, alterations, plumbing, or HVAC (heating ventilation or air conditioning).
 - c. Each storage unit will be placed in the back yard positioned on the lot so it will not obstruct, block, or reduce the frontage view of current structures and neighboring structure, and will not block any exits, windows, or access ways.
 - d. Containers may not be stacked.
 - e. Cargo storage containers may not be used for the storage of hazardous or flammable materials unless stored in approved containers.
 - f. Cargo storage containers may not be used for human or animal habitation.
 - g. Cargo storage containers may not be used for manufacturing or retail sales.
 - h. Cargo storage containers shall not be placed over septic tanks or leach lines.
 - i. Cargo storage containers shall be maintained in good condition and free of graffiti.
 - j. No cargo storage containers shall be allowed in any area designated as a Historical Archaeological Landmark or an area designated as a Special Historic District.

LAKE LOS ANGELES COMMUNITY STANDARDS DISTRICT

Page 12 of 19

- k. Cargo storage container access doors should remain closed when not in use.
- l. Signs shall not be allowed on cargo storage containers except those that may be required for public safety information about the container's contents.

D. OWNER/OPERATOR TRUCK OPERATIONS

Definitions. Truck owner/operator: homeowner, lessee, or renter who is in the business of driving/operating a commercially registered vehicle. Such operations are considered to be a home-based occupation and an activity that is incidental and subordinate to a dwelling unit in an agricultural zone (A1, A2) and/or rural areas where production agriculture is not the major land use.

- 1. For the purposes of this subsection, a driveway may be composed of concrete, gravel, blacktop, crushed stone, or simple dirt.
- 2. For the purposes of this subsection, an Equivalent Trucking Unit (ETU) is considered to be one (1) tractor and two (2) trailers or one (1) tractor and one (1) set of doubles.
- 3. For the purposes of this subsection, truck operations refer to the independent owner/operator's activities on his own rural property where production agriculture is not the major land use and are distinguished from large-scale commercial and/or industrial truck operations.
- 4. Truck operations are based on the number of allowable ETU's and related equipment used by independent owner/operators in agricultural zoned areas (A1, A2) and rural areas of this CSD as per Figure 1, below.

Figure 1. ETU Parking Matrix

GROSS ACREAGE			ETU'S
FROM		TO	
0.5	-	1.0	1
1.1	-	2.0	2
2.1	-	3.0	3
3.1	-	4.0	4
4.1	-	5.0	5

- 5. The minimum lot size for owner/operator truck parking is 1/2 acre.
- 6. The owner/operator may store ETU's on their personal property where he or she resides (owned, leased or rented) provided that the equipment and their operations adhere to the allowable activities of this subsection.
- 7. Sub-leasing to park other owner/operator's ETU's is not allowed unless said property is zoned for commercial, industrial or manufacturing uses.

LAKE LOS ANGELES COMMUNITY STANDARDS DISTRICT

Page 13 of 19

8. Owner/operator typically refers to one legal owner. This subsection, however, recognizes that husband/wife or father/son may share driving duties with the vehicles on their personal property (owned, leased or rented) and where the property is subject to Parking Matrix shown in Figure 1, above.
9. General Rules:
 - a. No more than one ETU, or the multiple units provided in the Parking Matrix shown in Figure 1, above, may be parked on an owner/operator's residential lot (owned, leased, or rented) provided that such parking does not obstruct, block, or reduce the frontage (street side) view of current structures, and will not block any exits, windows or access ways. Setbacks guidelines are as follows: 10 feet from rear fence or lot line, and 10 feet from either side fence or lot line. These guidelines may not be practical in all cases due to the peculiarities of individual lots and parcels of land.
 - b. Pickup trucks and vehicles under 10,000 Gross Vehicle Weight GVW, including those with dual rear tires commonly called duallys, are allowed on driveways provided that such parking does not block any exits, windows or access ways and will permit adequate pedestrian and vehicle ingress and egress.
 - c. Refrigerated ETU's, and the newer "whisper reefer" models, may be parked on an owner/operators residential lot (owned, leased or rented) provided that such parking does not obstruct, block, or reduce the frontage (street side) view of current structures or neighboring structures , and will comply with California Air Resources Board (CARB) standards for noise and soot control.
 - d. All noise, apart from start up or parking activities will be limited to the hours of 6:00 AM to 10:00 PM local time.
 - e. The California Five Minute Idle Law for certified diesel engines in vehicles greater than 14,000 Gross Vehicle Weight GVW is in effect for this subsection of the CSD. California Law permits exceptions to the five-minute rule for safety reasons.
 - f. The owner/operator may perform routine maintenance on his or her ETU's as described in Definitions, d, above and shall meet the environmental laws regarding the proper disposal of materials. The truck owner/operator, homeowner, lessee, or renter, may not perform for hire maintenance on another owner/operator's ETU's unless said property is zoned for commercial, industrial or manufacturing uses.
 - g. ETU's that contain cargo such as hazardous or flammable materials, fuel, oil or chemicals, biohazard or septic material may not be parked on the owner/operator's personal residential property (owned, leased or rented) unless

LAKE LOS ANGELES COMMUNITY STANDARDS DISTRICT

Page 14 of 19

they are properly unloaded and sanitized prior to parking overnight and meet all environmental laws regarding the disposal of such materials. For more information, consult the Hazardous Materials Drivers Handbook available at the DMW. A resident who suspects hazmat regulations may be violated by vehicles that may contain hazmat materials are instructed to contact the California Highway Patrol.



Sample folding HazMat sign can display eight separate materials

- h. ETU's will not be parked on the street over night. Current Los Angeles County Code also prohibits on-street truck parking for more than two hours except in cases where service vehicles are in use, such as moving vans, septic trucks, etc.
- i. Owner/operators may not use their personal residential property (owned, leased, or rented) for staging or storage of cargo, or for the off-loading and re-loading of materials.
- j. The owner/operator will adhere to the posted speed limits and is advised that local road weight limits are 80,000 pounds as per Los Angeles County Department of Public Works.
- k. Current county code does not permit an owner/operator to park his or her ETU on any unimproved parcel of land.
- l. All truck parking operations begun after the date this amendment is approved by the Los Angeles County Board of Supervisors must adhere to the provisions of this amendment.
- m. Some areas within this CSD are covered by CCR's (covenants, conditions and restrictions) that may limit or restrict truck parking.



STAA Truck Tractor - Semitrailer

Semitrailer length : 48 feet maximum
 KPRA* : no limit
 Overall length : no limit *(KPRA = kingpin-to-rear-axle)



Semitrailer length : over 48 feet up to 53 feet maximum
 KPRA : 40 feet maximum for two or more axles,
 38 feet maximum for single-axle trailers
 Overall length : no limit



STAA Truck Tractor - Semitrailer - Trailer (Doubles)

Trailer length : 28 feet 6 inches maximum (each trailer)
 Overall length : no limit



California Legal Truck Tractor - Semitrailer

Semitrailer length : no limit
 KPRA : 40 feet maximum for two or more axles,
 38 feet maximum for single-axle trailers
 Overall length : 65 feet maximum



California Legal Truck Tractor - Semitrailer - Trailer (Doubles)

Option A
 Trailer length : 28 feet 6 inches maximum (each trailer)
 Overall length : 75 feet maximum
 Option B
 Trailer length : one trailer 28 feet 6 inches maximum
 other trailer may be longer than 28 feet 6 inches
 Overall length : 65 feet maximum

SSTA= Surface Transportation Assistance Act of 1982, CalTrans

E. OTHER PERMITTED VEHICLES

1. For the purposes of this Community Standards District, Other Permitted Vehicles refers to Motor Homes, Boats, Other Recreational Type Vehicles, Pickup Trucks, and those with dual rear tires, commonly called 'Dually's', Horse-trailers, 'Toy-boxes', toy-box trailers, Motorcycles, off-road vehicles, such vehicles include 2-wheel, 3-wheel, 4-wheel, and other multi-wheel vehicles (ie., dirt bikes, ATV's, dune buggies, etc.) and other vehicles with recreational uses.
2. Permitted activities;
 - a. Motor homes and other vehicles with dual rear tires or dual rear axles are permitted on residential driveways.
 - b. Owners of "Other Permitted Vehicles" may maintain one or more vehicles as described in this Section E, Paragraph 1. Unlicensed or inoperable vehicles will be stored in outdoor storage on private property (owned, leased, or rented), if every such vehicle and outdoor storage area is maintained in such manner as not to constitute a health, environment, or safety hazard.

F. COLLECTOR VEHICLES

Definitions: This subsection is intended to encourage responsible participation in the hobby of collecting, preserving, restoring, and maintaining motor vehicles of historic and special interest, which hobby contributes to the enjoyment of the citizen and the preservation of California's automotive memorabilia. Except where otherwise stated, all provisions of the California Vehicle Code 5050, 5051, and 5052, Addendum A, will apply for this subsection.

1. For the purposes of this subsection, there are two genres of motor vehicles that will be addressed: antique or classic and individual collectible vehicles. They may be of 2-wheel or multi-wheel construction. The Antique Auto Club defines an antique car as 25 years old or older. A classic car may be defined as "a fine or distinctive automobile, either American or foreign built, produced between 1925 and 1948. An individual collectible may be of any vintage, and any wheel configuration, that the resident of this CSD chooses to collect, e.g., a certain marque such as Chevrolet, muscle cars from the 1960's, or specific types, such as convertibles, motorcycles, motorized bikes, tractors, or pickup trucks. This list is not intended to be specific, but to serve only as a guide. Specialized vehicles, antique motorcycles, motorized bikes, tractors and other wheeled collectibles may have different classifications to qualify as classic, antique, or historically collectible. Such vehicles are included in this subsection.
2. For the purposes of this subsection, motor vehicle collections, apart from commercial trucks referenced in Section A of this amendment, may consist of one or more vehicles.
3. Residents of this CSD do not require any special county fees, county reviews, or plot plans in order to be a vehicle collector.
4. All collector cars and motor vehicles collected after the adoption of this amendment by the Los Angeles County Board of Supervisors must comply with the provisions of this subsection.
5. General Rules
 - a. A property owner's vehicle collection may occupy 10% of the gross land area of the owner's lot or parcel of land as per the matrix shown below in Figure 2

Figure 2. Vehicle Collection Land Area Matrix

LOT SIZE	GROSS ACREAGE	VEHICLE COLLECTION SQ FT
SIZE	SQ FT	10%
0.5	21780	2178
1.0	43560	4356
2.0	87120	8712
3.0	130680	13068

LAKE LOS ANGELES COMMUNITY STANDARDS DISTRICT

Page 17 of 19

4.0	174240	17424
5.0	217800	21780

- b. Each vehicle space within the area set aside for a vehicle collection should measure 10' X 22' to allow for easy and safe access to the vehicles. Individual spaces for motorcycles and sub-compact vehicles may be correspondingly smaller.
- c. Space between vehicles should measure a minimum of 48" door-to-door and 48" bumper-to-bumper.
- d. Vehicle storage space should be kept free of weeds and clutter to lessen the possibility of fire damage and rodents.
- e. An outside vehicle hoist may be utilized for purposes of restoration and rebuilding of vehicles. The hoist should be located in a spot that permits ease of access and owner usage but which is not located in a sensitive area - a portion of a lot or parcel of land place where a lift would be unsightly or out-of-place, such as the front yard or corner side yards.

G. EQUIPMENT

Personal property used either for private use or for occupational use such as tractors, ditch diggers, log splitters, cement mixers, etc., will be stored behind public access restricting fencing.

H. FOWL/POULTRY

Livestock standards shall be in compliance with existing Los Angeles County Codes (Title 22 Chapter 22.52). Additional standards for fowl and poultry shall be as follows:

1. Definitions.
 - a. Fowl. Domesticated fowl is defined to mean pigeons, doves, caged birds and other domesticated fowl.
 - b. Poultry. Poultry is defined to mean adult chickens, turkeys, ducks, geese, guinea hens, peafowl, emus, and other domesticated poultry.
2. Fowl;
 - a. No more than fifty (50) individual fowl on any residential/agricultural lot (RA Zoned Lots); and
 - b. All fowl must be properly housed 50 ft. from any dwelling and in compliance with all Los Angeles County Health Codes (Title 22 Chapter 22.52).

LAKE LOS ANGELES COMMUNITY STANDARDS DISTRICT

Page 18 of 19

3. Poultry shall; Any RA (Residential/Agricultural) Zoned property with a minimum of 15,000 gross sq.ft. may house poultry in compliance with Los Angeles County Codes (Title 22 Chapter 52), which states all poultry must be properly housed a minimum 50 ft from any dwelling. This allows for 1 (one) poultry per 871 gross sq.ft. (Which is equal to 50 poultry, on properties of 15,000 gross sq.ft. or more, and in the case of chickens adult males may not exceed 10% of the population).
4. The combined number of fowl and poultry cannot exceed 50 birds for any property 2 acres or less (and in the case of chickens adult males may not exceed 10% of the population).

I. LIVESTOCK

In addition to county livestock regulation 22.24.070, there shall be no more than two pigs per lot.

J. DOMESTIC PETS

1. Dogs: A household may have one dog per 5000 sq ft gross of property.
2. Temporary Housing of Dogs: A property may have up to two additional dogs above the one dog per 5000 sq ft limit for up to 90 days. Dogs less than 4 months old have an additional 30 days (120 days total).
3. Pigs: Miniature pigs are considered to be domestic wild animals as defined in 22.20.040 and may be kept as pets.

VI. AREA-SPECIFIC DEVELOPMENT STANDARDS

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

COMMERCIAL AREAS

The LLACSD shall contain two distinct commercial areas:

A. Area 1 -- *Old Town Lake Los Angeles* (Avenue O & 170th Street East)

1. Purpose. The *Old Town Lake Los Angeles* commercial area is established to preserve and enhance the small town rural atmosphere, and to promote future commercial development along Avenue O and 170th Street East that is consistent with the existing community character;

LAKE LOS ANGELES COMMUNITY STANDARDS DISTRICT

Page 19 of 19

2. Area Description. The boundaries of this area are shown on the official LLACSD Map maintained at Regional Planning under the heading *Old Town Lake Los Angeles Commercial Area*. A small depiction of this area is also shown on the attached map;
 3. Restriction. Businesses in the *Old Town Lake Los Angeles Commercial Area* shall be restricted to a maximum footprint of 15,000 sq.ft. This allows for future development to be consistent with the existing community character in the commercial area.
- B. Area 2 – (Proposed) High Desert Corridor Commercial Area.
1. Purpose. This area is established to implement development standards for enhanced future commercial growth along the proposed High Desert Corridor;
 2. Area Description. This proposed commercial area must be south of Palmdale Blvd. to Avenue S following along the proposed High Desert Corridor. A small depiction of this area is also shown on the attached map.
 3. The (Proposed) High Desert Corridor Commercial Area businesses shall have the maximum sq.ft. footprint determined by the Director with the approval of the Lake Los Angeles Rural Town Council.

VII. LAND OWNER RIGHTS

In making this CSD it is emphasized that it is the express intent of the people and the inhabitants of the LLACSD area that the right to use private land as the owner or occupant deems proper, for the enjoyment of their private land and the household goods located thereon shall not be interfered with unlawfully.

VIII. ZONE CHANGES.

Any zone changes or use changes from the existing zone or use shall be approved by the Lake Los Angeles Community at a public hearing held in Lake Los Angeles and coincide with this CSD.

IX. WATER.

The water supplied to all homes, buildings, and areas of the Lake Los Angeles area as defined herein shall not contain chloramines.



Los Angeles County Department of Regional Planning

Lake Los Angeles CSD - Concept Draft



CONCEPT DRAFT

This Concept Draft is intended to highlight and summarize the community's intent for a new Community Standards District, based on working meeting discussions with the CSD Working Group in April and May of 2018.

This document is being shared with the public to collect feedback and identify further discussion points, alternatives, or areas of concern. This document will also be shared internally with the County. Further follow-up discussions with the CSD Working Group 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 and the comments received.

PURPOSE

The Lake Los Angeles Community Standards District is established to enhance and protect the rural and agricultural character of the community.



NOTIFICATION

The Town Council would like a reasonable notification timeframe to be notified of any major projects, and to notify the community of the project to get feedback. The notification timeframe can vary depending on what is being proposed. For smaller minor projects, no large timeframes are necessary. Major projects would include Zone Changes, Land Divisions, Conditional Use Permits, Plan Amendments, and Variances. A reasonable time period would range from 60 to 180 days. The Town Council would also want the same notifications sent to the Town Council Post Office box and email. This would be in addition to the 1000-foot radius mailing for projects with public hearings. Notices should always be sent in English and Spanish due to the high proportion of the population being Spanish speakers.

For more information, please visit:
bit.ly/AVCSDsUpdate

Lake Los Angeles CSD - Concept Draft



GEOLOGICAL RESOURCES, SIGNIFICANT RIDGELINES, AND BUTTE PROTECTIONS

The Town Council would like to have protections for the buttes and significant ridgelines by requiring notification of the Town Council, and additional review and standards when a project takes place on or near these resources. The Town Council does not want anything built on the buttes that impedes views of these landmarks, and will identify important ridgelines in upcoming meetings.

CULTURAL AND HISTORIC PROTECTIONS

Sites of cultural and historic significance should be protected through notification of the Town Council, and additional review of new development in those areas.



Courtesy, Josef Hanning, Flickr.

LOW IMPACT DEVELOPMENT

Protections for irrigation / erosion control should be implemented so that new projects don't alter the existing flow of runoff water, or result in or worsen the effects of, erosion hazards or flooding on other properties that occurs when it rains in Lake Los Angeles. Additional engineering should be done with projects that might have a potential effect. There should be standards limiting the area of impervious surfaces, so that water runoff to neighboring properties is limited.

RESIDENTIAL DEVELOPMENT AND COMMUNITY SIZE

In order to maintain the current character of the community, multi-family, townhouses, or duplex residential uses in the residential areas should be restricted or prohibited.



NATIVE VEGETATION

Joshua Trees and creosote bushes should have protections against removal, and replanting or re-vegetation should be required where necessary to replace existing trees. Exceptions should be made when the removal of the vegetation is for fire or animal safety, or where such vegetation is in the road right of way. The Town Council would like ministerial standards to prevent the removal of these trees, but where enough vegetation was being removed, some discretionary approval must be given for the removal of the protected vegetation.

Lake Los Angeles CSD - Concept Draft



STREET LIGHTS

The community likes the look and feel of the night sky and being able to see stars at night. Street lights should not be installed whenever possible. Dark skies at night is very important to have, but they understand that some lighting needs to be put in for safety. The minimum street lighting required for safety should be installed, and utilize cutoff Mission Bell lighting fixtures.



ROAD DESIGN

Curbs and concrete should not be used in the road design. Concrete sidewalks are not desirable, as they would also include lighting. Roads with inverted shoulders would be desired, but only enough improvements needed to channel water down the side of the road during rain events.

PERVIOUS SURFACES

Regardless of the design and control of runoff on a site, new projects should have a maximum amount of impervious surface depending on the type of land use. This and other related standards should be identified as a percentage. Existing land uses that exceed the impervious surface area standards would not be forced to remove structures or paving, but shouldn't be allowed to expand without meeting these new standards. Residential and agricultural uses should have the least allowed pervious surface area, with more allowed for properties based on the type of use. Commercial uses should be required to direct all runoff to permeable surfaces.



TRAILS

New land divisions should include multi-purpose trails for the community, preferably with alignments that keep the trail away from roadways. The financing and maintenance mechanism for such trails should be determined including the community in the future. Fences are not desired, but may be used where required for safety for trails.

DENSITY

The Town Council would like to limit density in Lake Los Angeles by having minimum lot sizes or other standards.

Lake Los Angeles CSD - Concept Draft

COMMERCIAL DESIGN STANDARDS

The Town Council wants to see some Old Town design standards for their community, similar to the design on the Oso or Saddleback feed businesses. In addition, commercial structures should be limited in size so they don't become a big box store. These rustic, southwestern design requirements should extend south to within the influence of the High Desert Corridor area. Community members, including the Town Council, should be involved in the development process for commercial proposals.

HIGH DESERT CORRIDOR STANDARDS

Specific design standards should be created for commercial development that will ultimately fall within the sphere of the proposed High Desert Corridor. These standards should limit visibility of above-ground utilities and roof-mounted equipment, keep service bay and work area entrances away from main streets, and conceal trash receptacles from public view. Exterior lighting, on-site, and off-site lighting should be regulated to prevent light trespass and protect the community's view of night skies.

OUTDOOR ADVERTISING SIGNS (BILLBOARDS)

The community does not want any more billboards, but those that currently exist can stay. However, non-commercial billboards that serve a community purpose, such as community communication, should be allowed provided they are not overly large.



Courtesy, Becky McCray. Flickr.

RESIDENTIAL USES

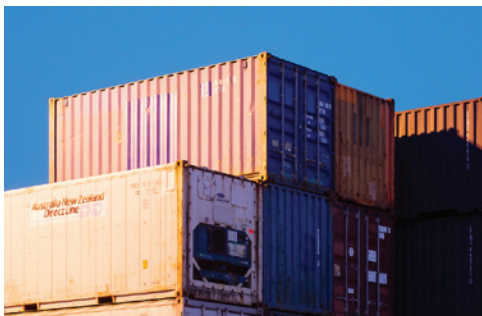
The Town Council would like to see every use allowed in the A-1 (Agricultural Zone) be allowed in any residential zone. The Town Council would also like to allow residences to grow crops and keep animals on their property, including the slaughtering and processing of personal animals on their property.



UTILITIES

For safety during strong windstorms and for aesthetic reasons, all utilities should be kept underground.

Lake Los Angeles CSD - Concept Draft



Courtesy, Timm Suess. Flickr.

CARGO CONTAINERS

The Town Council would like to allow at least one cargo container to be used for any residential property, with additional cargo containers depending on the size of the lot once you have more than two acres of land. The container should not be too large or include vents or anything that suggests habitation, and should only be used to store household goods. The containers themselves should be in the rear of the lot. Cargo containers should not be stacked, and other standards should apply related to aesthetics, such as required screening or locations.



HOME-BASED OCCUPATIONS

The Town Council would like to expand home-based occupations, to allow anywhere from 5 home-based occupations on a single property to no limitations on the number and type of businesses. While there should be some rules on the home-based occupations to limit impacts to neighbors, the business should also be allowed to operate in a detached structure in addition to the main residence, and any business should be allowed to be in the residentially zoned lot. Some signage should be allowed for home based occupations (one sign should be allowed per lot).

Mechanical equipment, such as air compressors, lathes, saws, and drills should be allowed during business hours, but no large equipment should be allowed.

Tractor-trailers or large delivery vehicles should not be allowed in conjunction with the business during business hours, but two small delivery van could be allowed per property, one for the employee and one for the owner.

The number of visits should be limited to three per hour, with the exception of licensed day cares.

Additional home-based occupations that should be allowed by right in a residential zone:

- Non-Boarded Animal Training
- Automotive Upholstery, provided it is set apart from the main residence, and done indoors
- Seamstress / Tailor
- Furniture Upholstery
- Beauticians and Cosmetologists
- Photography or Videography Studio and Development Lab
- Welding or Machine Shop, provided it is in a separate building, with a required distance from any nearby dwellings

Lake Los Angeles CSD - Concept Draft



ANIMALS AND LIVESTOCK

There should be some protections for an existing livestock or equestrian use that is permitted or approved before a new residential use comes in. New residential development should not be able to push out existing equestrian uses due to buffering requirements.

Residents should be allowed to have at least two regular “meat” pigs, with some standards, like minimum lots and buffers, for noise and other impacts. There should not be pig raising in small lot areas.



FOWL AND POULTRY

Up to 50 fowl should be allowed on a residentially zoned lot, but more than 50 should not be allowed because residences are too close together. Residents should be allowed to breed chickens, but should limit roosters to 50% of the flock. Breeding of chickens however should be limited to larger lots.

RESIDENTIAL DESIGN STANDARDS

Homes should be located on the front of the property to allow other residents or themselves the opportunity to have livestock or horses on their property away from the habitable dwelling areas. Residential ranch entrance signs should be allowed if a property is large enough to have them safely, or it doesn't negatively impact community character. There should be some minimum lot size before ranch signage is allowed on a property.



FENCES, WALLS, AND LANDSCAPING

Unless the fence wall or hedge is open and non-view obscuring, existing Countywide standards should apply in the front yard. A fence, wall, or hedge in the front yard should be allowed to be higher if it is designed as open and non-view obscuring.

Fences, walls, and landscaping in side and rear yards should also be allowed to be higher in order to protect against wild animals.

Garage doors may be used as fencing material if uniform.

Lake Los Angeles CSD - Concept Draft



SEMI-TRUCK OPERATIONS

Normal semi-truck operations exceed loud noise thresholds. Therefore, semi-trucks should not be operated within residential areas, except to access the rear of the lots for parking. There should be some central location where trucks can be parked when accessing the lot is infeasible so operators have easy access to their trucks, but these trucks should not be parked in residential areas due to noise and other impacts to neighbors. Lots that are used for truck parking should be allowed to not be paved, but should include standards that limit the noise and other impacts to surrounding residents. Semi-trucks should not come within 50 feet of residence.

Other trucks, such as delivery trucks could be used in residential areas, provided they are screened for noise and visibility from view from neighbors.

OTHER VEHICLES

Motor homes and RVs or boats should be allowed on private property, but not in the front yard. The vehicle or boat should be screened from view from the public or neighbors. Chain link fencing is not appropriate screening material for these vehicles by itself.



COLLECTOR VEHICLES

Residents should be allowed to have “collector” vehicles, provided they meet some standards for health and safety, and the collector vehicles don’t become a nuisance. There is a difference between “collector vehicles” and junk vehicles; there should be standards and County approval where collector vehicles are located on a property. Too many vehicles or vehicle parts on a property are unattractive and hurt the community aesthetic. Equipment used for the maintenance of these collector vehicles should also be allowed, provided the equipment is not located in a front or side yard. The Town Council does not want any required site plans or review.

COMMERCIAL USES

The community would like to allow more commercial uses in C-RU Zoned areas similar to what is currently allowed in a C-M (Commercial Manufacturing) zone, to allow for livestock/domestic pet feed stores, pet grooming salons, veterinary services, auto repair and service center, and restaurants. Additional allowed uses should also focus on allowing agricultural or agricultural-serving uses.

Lake Los Angeles CSD - Concept Draft



HEAVY EQUIPMENT

People should be allowed to operate heavy equipment on their residential property, provided it is within limited operating hours that do not extend into the early evening. Tractors, cement mixers, log splitters, ditch digger, or other heavy equipment should be allowed on a residentially zoned lot, provided it is hidden from view from the street.



DOMESTIC PETS

Some people would like there to be a sliding scale for the number of dogs allowed. In this case, larger lots should allow more dogs, but there is some concern of the impacts of having a large number of dogs on one lot.

COMMERCIAL SIGNAGE STANDARDS

Lighting restrictions should apply to commercial signage to prevent impacts to the night sky. Although not as attractive, painted signs should be allowed, with standards for how they should be designed.

Monument or freestanding signs should not extend above the height of the nearest building. Commercial signage should not become prominent within the community; there should be some limit to how much sign area is allowed per business.



Condado de Los Angeles Departamento de Planificación Regional Distrito de Normas Comunitarias (CSD) de Lake Los Ángeles – Conceptos



PRELIMINARES

Este documento de conceptos preliminares destaca y resume la intención de la comunidad para un nuevo Distrito de Normas Comunitarias, basado en talleres comunitarios para el CSD que se llevaron a cabo en abril y mayo del 2018.

Este documento se publica para recibir comentarios e identificar más temas de discusión, alternativas, o áreas de preocupación. Este documento también será compartido con otras agencias públicas del Condado. Más talleres comunitarios para el CSD podrían ser necesarios para hablar sobre los cambios o comentarios del público o las revisiones del Condado. El lenguaje de la ordenanza del CSD se basará en este documento de conceptos preliminares y los comentarios recibidos.

OBJETIVO

El Distrito de Normas Comunitarias de Lake Los Ángeles se establece para mejorar y proteger el carácter rural y agrícola de la comunidad.



For more information, please visit:
bit.ly/AVCSDsUpdate

NOTIFICACIÓN

Al Consejo Comunitario le gustaría un periodo de tiempo razonable para recibir notificación de cualquier gran proyecto, y para avisar la comunidad y recibir comentarios sobre lo que esta propuesto. El periodo de tiempo podría cambiar dependiendo en el proyecto que se propone. Para proyectos pequeños, no se necesita un periodo de tiempo largo. Proyectos grandes incluirán cambios de zonificación, división de terrenos, permisos de uso condicional, enmiendas de plan, y variaciones del código. Una plaza de tiempo razonable sería de 60 hasta 180 días. El Consejo Comunitario también pide que las mismas notificaciones se manden a la caja postal y al correo electrónico del Consejo Comunitario. Esto sería adicional a la notificación por correo dentro de un radio de 1,000 pies para proyectos con audiencias públicas. Las notificaciones siempre se deben mandar en inglés y español debido a la alta proporción de población hispanohablante.

Distrito de Normas Comunitarias (CSD) de Lake Los Ángeles – Conceptos Preliminares



RECURSOS GEOLÓGICOS, CRESTAS SIGNIFICATIVAS, Y PROTECCIONES DE OTEROS

Al Consejo Comunitario le gustaría establecer protecciones para los oteros y crestas significativas a través de notificaciones al Consejo Comunitario (lea arriba), y revisión y normas adicionales para proyectos que se ubican en o cerca de uno de estos recursos. El Consejo Comunitario desea que no se construya nada en los oteros que impida las vistas a estos monumentos naturales, e identificará las crestas importantes en las próximas reuniones.

PROTECCIONES PARA RECURSOS CULTURALES E HISTÓRICOS

Sitios de importancia cultural e histórica se deben proteger a través de notificaciones al Consejo Comunitario (lea arriba), y revisión adicional al desarrollo nuevo en esas áreas.



Courtesy, Josef Hanning. Flickr.

DESARROLLO DE BAJO IMPACTO

Métodos de riego y control de erosión se deben implementar para que nuevos proyectos no cambien la manera de que corre el agua de escorrentía, o resulten en o que hagan peores los efectos de erosión o de inundación de propiedades cuando llueve en Lake Los Ángeles. Se debe realizar ingeniería adicional con proyectos que puedan tener un efecto. Debe haber normas que limiten el área de superficies impermeables, de modo que la escorrentía de agua a las propiedades vecinas sea limitada.

DESARROLLO DE VIVIENDAS Y EL TAMAÑO DE LA COMUNIDAD

Para mantener el carácter existente de la comunidad, se deben restringir o prohibir los edificios multifamiliares, casas adosadas y los dúplex en las áreas residenciales.



VEGETACIÓN NATIVA

Arboles Joshua y arbustos de creosote se deben proteger y se debe requerir el reemplazo de árboles o vegetación cuando sea necesario. Se debe hacer una excepción cuando desplazamiento de vegetación es para la seguridad de animales, contra el peligro de incendio, o cuando tal vegetación está en la vía pública de la calle. Al Consejo Comunitario le gustaría normas ministeriales para prevenir el desplazamiento de estos árboles, pero cuando se remueva cierta cantidad de vegetación, se debe hacer una revisión discrecional para el desplazamiento de vegetación protegida.

Distrito de Normas Comunitarias (CSD) de Lake Los Ángeles – Conceptos Preliminares



ALUMBRADO PÚBLICO

A la comunidad le gusta ver las estrellas y como luce el cielo por la noche. No se deberá instalar alumbrado público cuando no sea necesario. Es importante que quede oscuro el cielo por la noche, pero la comunidad entiende que se necesita instalar cierto alumbrado por seguridad. Se deberá instalar el mínimo alumbrado público que sea necesario para la seguridad, y los dispositivos de iluminación utilizados deberán ser del estilo “Misión Bell”.



DISEÑO DE CARRETERAS

Las banquetas y el concreto no deben usarse en el diseño de las carreteras. Las banquetas de concreto no son deseables, ya que también incluirían iluminación pública. Se desean carreteras con arcenes invertidos, pero solo se necesitan los mejoramientos suficientes para canalizar el agua hacia el costado de la carretera durante los eventos de lluvia.

SUPERFICIES PERMEABLES

Independientemente del diseño y control de la escorrentía en un sitio, los proyectos nuevos deben tener una cantidad máxima de superficie impermeable dependiendo del tipo de uso de terreno. Estas y otras normas relacionadas deben identificarse como un porcentaje. Los usos de terreno existentes que exceden las normas de superficie impermeable no serán obligados a remover estructuras o pavimento, pero no se les debe permitir expandirse sin cumplir con estas nuevas normas. Los usos residenciales y agrícolas deben tener el porcentaje de superficie permeable menos permitida, con más porcentaje permitido dependiendo el tipo de uso. Se debe requerir que usos comerciales dirijan toda la escorrentía a superficies permeables.



CAMINOS

Las nuevas divisiones de terreno deben incluir caminos de usos múltiples para la comunidad, preferiblemente con alineaciones que mantengan el camino alejado de las carreteras. El mecanismo de financiamiento y mantenimiento para tales caminos deben determinarse incluyendo a la comunidad en el futuro. Cercos no son deseables, pero pueden usarse donde se requiera para la seguridad de los caminos.

UTILIDADES

Todos los servicios públicos deben ser instalados subterráneos por seguridad y estética.

NORMAS DE DISEÑO COMERCIAL

El Consejo Comunitario quiere ver algunas normas de diseño de “Old Town” (pueblo antiguo) para su comunidad, similar al diseño de los negocios Oso o Saddleback. Además, las estructuras comerciales deberán tener un tamaño limitado para que no se conviertan en tiendas grandes. Estas normas de diseño de estilo rústico suroccidental deben extenderse hacia el sur hasta la influencia del área High Desert Corridor. Los miembros de la comunidad, incluyendo al Consejo Comunitario, deberán participar en el proceso de desarrollo de las normas propuestas.

NORMAS PARA EL HIGH DESERT CORRIDOR

Deben crearse normas de diseño específicas para el desarrollo comercial que, en última instancia, se incluirán en el ámbito del High Desert Corridor. Estas normas deben limitar la visibilidad de los servicios públicos sobre tierra y los equipos instalados en el techo, mantener las entradas del área de servicio y el área de trabajo alejadas de las calles principales, y ocultar los receptáculos de basura de la vista del público. La iluminación exterior en el sitio y fuera del sitio debe regularse para evitar la intrusión de luz y proteger la vista de la comunidad del cielo nocturno.



Courtesy, Becky McCray. Flickr.

LETREROS PUBLICITARIOS AL AIRE LIBRE (CARTELERAS PUBLICITARIAS)

La comunidad no quiere más carteleras publicitarias, pero las que existen actualmente pueden permanecer. Sin embargo, las carteleras publicitarias no comerciales que tienen un propósito comunitario, como la comunicación comunitaria, deben ser permitidas siempre y cuando no sean demasiado grandes.



USOS RESIDENCIALES

Al Consejo Comunitario le gustaría que todos los usos permitidos en zonificación A-1 (Agricultura Ligera) sean permitidos en cualquier zona residencial. El Consejo Comunitario también desea que se permita la cultivación y mantenimiento de animales en propiedades residenciales, incluyendo la matanza y el procesamiento de animales personales en su propiedad.

Distrito de Normas Comunitarias (CSD) de Lake Los Ángeles – Conceptos Preliminares



NEGOCIO(S) EN CASA

Al Consejo Comunitario le gustaría expandir el número de negocios en casa, a permitir entre 5 negocios en una sola propiedad a ninguna limitación en el número y tipo de negocios. Aunque deben de haber algunas reglas sobre los negocios en casa para limitar los impactos a los vecinos, también se debe permitir que el negocio opere en una estructura separada de la residencia principal, y cualquier negocio debe ser permitido en un lote de zonificación residencial. Se deben permitir algunos letreros para los negocios en casa (se debe permitir un letrero por lote).

El uso de herramientas y maquinaria pequeña, como compresores de aire, tornos, sierras y taladros, debe ser permitido durante el horario laboral, pero no se debe permitir el uso de maquinaria grande.

Los tractores o vehículos de reparto no se deben permitir junto con el negocio durante el horario comercial, pero se podrían permitir dos camionetas de reparto pequeñas por propiedad, una para el empleado y otra para el propietario.

El número de visitas debe limitarse a tres por hora, con la excepción de las guarderías con licencia.

Ocupaciones domésticas adicionales que deberían ser permitidas por derecho en zonas residenciales:

- Entrenamiento de animales sin alojamiento
- Tapicería automotriz, siempre y cuando esté separada de la residencia principal y se haga en el interior de una estructura.
- Costurera / Sastre
- Tapicería de muebles
- Esteticistas y cosmetólogos
- Estudio de fotografía o videografía y laboratorio de desarrollo
- Soldadura o taller de trabajo, siempre y cuando se encuentre en un edificio separado, con una distancia requerida de cualquier vivienda cercana.

USOS COMERCIALES

La comunidad desea permitir más usos comerciales en áreas de zonificación C-RU (comercial rural) similares a los usos permitidos actualmente en una zona de zonificación CM (fabricación comercial), para permitir tiendas de alimentos para ganado/mascotas domésticos, peluquería / tienda de aseo para mascotas, servicios veterinarios, estaciones de reparación y servicio de automóviles y restaurantes. Además, usos permitidos adicionales deben centrarse en permitir usos agrícolas.

Distrito de Normas Comunitarias (CSD) de Lake Los Ángeles – Conceptos Preliminares



ANIMALES Y GANADO

Debe haber algunas protecciones para el ganado o ecuestre existente que esté permitido o aprobado antes de que entre un nuevo uso residencial. El nuevo desarrollo residencial no deberá expulsar los usos ecuestres existentes debido a requisitos de área de transición.

Se debe permitir que los residentes tengan al menos dos cerdos, con algunas normas, como tamaño de lotes y área de transición, para el ruido y otros impactos. No debe haber crianza de cerdos en lotes pequeños.



AVES

Se deben permitir hasta 50 aves en un lote de zona residencial, pero no se deben permitir más de 50 porque las residencias están muy cercanas. Los residentes deben poder criar pollos, pero deben limitar los gallos al 50% de todas las aves. Sin embargo, la crianza de pollos debería limitarse a lotes grandes.

NORMAS DE DISEÑO RESIDENCIAL

Las viviendas deben ubicarse en el frente de la propiedad para permitir que otros residentes o ellos mismos tengan la oportunidad de tener ganado o caballos en su propiedad lejos de las áreas habitables. Se deben permitir letreros de entrada a ranchos residenciales si una propiedad es lo suficientemente grande como para tenerlos de manera segura, o si no tiene un impacto negativo en el carácter de la comunidad. Debería haber un tamaño de lote mínimo antes de permitir letreros en una propiedad.



CERCOS, MUROS Y JARDINERÍA

A menos que el cerco, muro, o vegetación esté abierto y no obstruya la vista, las normas existentes del Condado deberían aplicarse en el jardín del frente. Se debe permitir que un cerco, muro o seto en el jardín del frente sea más alto si está diseñado de manera abierta y no obstruye la vista.

Se debe permitir que los cercos, muros y jardinerías en los jardines de los lados y traseros sean más altos para proteger contra los animales salvajes.

Las puertas de garaje se pueden usar como material de cerca si son similares.

Distrito de Normas Comunitarias (CSD) de Lake Los Ángeles – Conceptos Preliminares



VEHÍCULOS COMERCIALES

La operación normal de un vehículo comercial excede los límites de ruido alto. Por lo tanto, los vehículos comerciales no deben operarse dentro de áreas residenciales, excepto para acceder a la parte trasera de los lotes para estacionarse. Debería haber una ubicación central donde se puedan estacionar los vehículos comerciales cuando el acceso al lote no es posible, pero estos vehículos no deben estacionarse en áreas residenciales debido al ruido y otros impactos a los vecinos. Se debe permitir que los lotes que se usen para el estacionamiento de vehículos comerciales no estén pavimentados, pero deben incluir normas que limiten el ruido y otros impactos a los residentes de los alrededores. Los vehículos comerciales no deben estar dentro de 50 pies de una residencia.

Otros vehículos, como los camiones de reparto, podrían usarse en áreas residenciales, siempre y cuando el ruido y la visibilidad este ocultada de los vecinos y del público.

DENSIDAD

El Consejo Comunitario desea limitar la densidad en Lake Los Ángeles teniendo tamaños de lote mínimos u otras normas.



VEHÍCULOS DE COLECCIÓN

Se debe permitir que los residentes tengan vehículos de “colección”, siempre y cuando cumplan con algunas normas de salud y seguridad, y los vehículos de colección no se conviertan en una molestia. Existe una diferencia entre los “vehículos de colección” y los vehículos chatarra; debería haber normas y aprobaciones del condado donde los vehículos de colección sean permitidos en una propiedad. Muchos vehículos o partes de vehículos en una propiedad no son atractivos y perjudican la estética de la comunidad. El equipo utilizado para el mantenimiento de estos vehículos de colección también debería permitirse, siempre y cuando el equipo no esté ubicado en el jardín del frente o en los jardines de los lados. El Consejo Comunitario no quiere ningún requerimiento de plan de sitio o revisión del sitio.

Distrito de Normas Comunitarias (CSD) de Lake Los Ángeles – Conceptos Preliminares



EQUIPO Y MAQUINARIA

Debe ser permitido que las personas puedan operar equipamiento y maquinaria en sus propiedades residenciales, siempre y cuando se encuentren dentro de horas de operación limitadas que no se extiendan hasta la tarde. Se deben permitir tractores, mezcladoras de cemento, separadores de troncos, excavadoras de zanjas u otro equipamiento y maquinaria en un lote de zonificación residencial, siempre y cuando esté ocultado de la vista de la calle y el público.



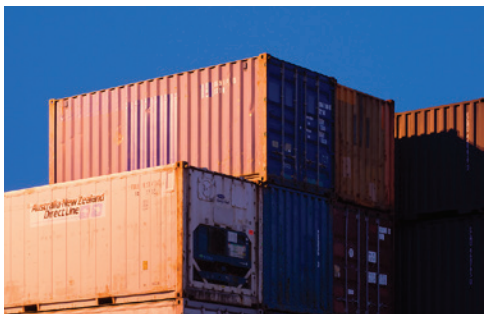
MASCOTAS DOMÉSTICOS

A algunas personas les gustaría que hubiera una escala móvil para la cantidad de perros permitidos. En este caso, en los lotes grandes se debería permitir más perros, pero existe cierta preocupación por los impactos de tener demasiados perros en un lote.

NORMAS DE LETREROS COMERCIALES

Las restricciones de iluminación deben aplicarse a los letreros comerciales para evitar impactos al cielo nocturno. Aunque no sean tan atractivos, letreros pintados deben ser permitidos, pero con normas sobre cómo deben diseñarse.

Los letreros tipo monumentos o independientes no deben ser más altos que el edificio más cercano. Los letreros comerciales no deben ser prominentes dentro de la comunidad; debe haber un límite para la cantidad de cobertura de letreros permitido por negocio.



Courtesy, Timm Suess. Flickr.

CONTENEDORES DE CARGA

Al Consejo Comunitario le gustaría permitir a lo menos un contenedor de carga para cualquier propiedad residencial, con contenedores adicionales dependiendo del tamaño del lote. El contenedor no debe ser demasiado grande o incluir respiraderos o cualquier cosa que sugiera la habitación de una persona, y solo debe usarse para almacenar artículos para el hogar. Los contenedores deben estar en la parte trasera del lote. Los contenedores de carga no deben estar apilados, y se deben aplicar otras normas relacionadas con la estética, como el requerimiento de coberturas visuales o ubicación del contenedor.