


ANALYSIS

This ordinance amends Title 22 – Planning and Zoning of the Los Angeles County Code to establish the Cerritos Island Community Standards District ("CSD").

The purpose of the CSD is to establish development standards for the unincorporated Cerritos Island area to help mitigate impacts caused by cumulative residential development on existing undersized lots with limited access to public streets and to help ensure new development is compatible in size and scale with the existing development in the community. The CSD also establishes a review procedure for modification of the standards, including a more rigorous review for yard modifications than currently exists.

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By: 
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EML:vn

6/4/10 (Requested)

6/23/10 (Revised)

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code, establishing the Cerritos Island Community Standards District.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.44.110 is hereby amended to read as follows:

22.44.110 List of Districts.

The following community standards districts are added by reference, together with all maps and provisions pertaining thereto:

District Number	District Name	Ordinance of Adoption	Date of Adoption
...
<u>36</u>	<u>Cerritos Island</u>	<u>2010-XXXX</u>	<u>X-X-2010</u>

SECTION 2. Section 22.44.145 is hereby added to read as follows:

22.44.145 Cerritos Island Community Standards District.

A. Purpose. The Cerritos Island Community Standards District ("CSD") is established to help mitigate impacts that are caused by, or may be caused by, cumulative residential development on existing undersized lots with limited street access. The CSD is also established to ensure that new residential structures are compatible in size and scale with the characteristics of the existing residential neighborhood and to establish a more rigorous review procedure for modification of standards.

B. District Boundary. The boundaries of this CSD are shown on the map following this Section.

C. Definitions. (Reserved).

D. Community-wide Development Standards.

1. Referral to the Fire Department. Any development requiring a building permit shall be referred to the Fire Department to ensure the proposed development complies with all fire safety regulations.

2. Fire Sprinklers.

a. An interior automatic fire-sprinkler system shall be installed in and throughout all newly constructed residences and in and throughout residences rebuilt (wholly or in part) if the portion rebuilt consists of more than two hundred (200) square feet.

b. When additions to the floor area of existing residential development exceed two hundred (200) square feet, an interior automatic fire-sprinkler system shall be installed throughout the existing residence and the addition, except for projects where the addition is to an existing residence that complies with all Fire Department requirements for access and water supply as determined by the Fire Department.

3. No Parking – Fire Lanes. No Parking – Fire Lane designations shall be determined by the County Fire Department during its review for building permit clearance. Any such designation shall be properly posted with Fire Department approved signage and located on approved poles to meet all applicable standards for

installation. These postings shall be completed and accepted prior to issuance of a certificate of occupancy.

E. Zone-specific Development Standards for R-1 Zone.

1. Lot Area. The minimum net lot area for one (1) single-family dwelling unit shall be three thousand (3,000) square feet.
2. Height. The maximum height for any structure shall be twenty-six (26) feet above grade, except for chimneys and rooftop antennas.
3. Maximum Stories. The maximum number of stories above grade shall be two (2).
4. Yard Requirements. Except as modified herein, yard requirements for any parcel shall be as set forth in Section 22.20.120.
5. Second-Story Windows. Second-story windows shall be designed and installed to incorporate one or more of the following techniques to maximize privacy:
 - a. Offset or stagger windows facing a neighbor's window;
 - b. Use clerestory windows;
 - c. Use obscure glass; or
 - d. Use landscaping to partially or wholly obscure views into adjacent properties.
6. Balconies.
 - a. Second-story balconies shall not be located in or encroach into the required yard setbacks.

b. Second-story balconies shall be designed and constructed to incorporate one or more of the following techniques to maximize privacy:

i. Screen second-story balconies from neighboring property by incorporating an enclosing balcony wall;

ii. Locate second-story balconies so there are no direct sight lines from the balcony to the neighbor's main windows or patio areas;

iii. Incorporate screening devices such as trellises or awnings to increase privacy;

iv. Use landscaping to partially or wholly obscure views into adjacent properties;

v. Use solid railings to reduce privacy impacts; or

vi. Use planters along the periphery of the balcony to provide additional screening.

7. Parking.

a. Each single-family residence shall have, at a minimum, two (2) covered compact automobile parking spaces.

b. Encroachment into the front yard setback of up to six (6) feet horizontally and twelve (12) feet vertically shall be allowed for parking structures that provide parking in tandem.

8. Paved Access. All private roads or access easements leading directly to a public street shall be paved from said public street up through the last parcel abutting the private road or access easement on which any residence or building

is located. The private road or access easement shall be designed and maintained to support imposed loads of fire apparatus at a minimum width of twenty (20) feet and increased to twenty-six (26) feet adjacent to fire hydrants as determined by the Fire Department. This paved access requirement shall be imposed on the construction of new residences and shall be completed prior to issuance of a certificate of occupancy. The owner of each parcel upon which such new construction occurs shall be responsible for paving the portion of the private road or access easement starting from the property line on his parcel most distant from the involved public street and ending at said involved public street. Each parcel owner shall be responsible for maintaining the road that abuts their parcel.

9. Vacant Lots. Vacant lots shall be maintained free of debris, overgrown weeds, junk, and garbage.

F. Area-specific Development Standards. (Reserved)

G. Modification of Development Standards.

1. Modification Authorized. Modification of the zone-specific development standards specified in subsection E may be granted by the Director subject to the procedures and requirements specified in this Section.

2. Application. The information required for filing a request for modification pursuant to this subsection G shall be the same as that for a Director's Review as set forth in Section 22.56.1680 except that the applicant shall also submit:

- a. A list certified by affidavit or statement under penalty of perjury of the names and addresses of all persons who are shown on the latest available assessment roll of the County of Los Angeles as owners of the subject property, and as owning property within five hundred (500) feet from the exterior boundaries of the subject property;
- b. Two (2) sets of gummed mailing labels with the property owners' names and addresses and one photocopy of the labels;
- c. A five-hundred (500)-foot ownership map drawn to a scale of one (1) inch to one hundred (100) feet indicating the location of all such properties and the owners of such properties; and
- d. A filing fee, as set forth in Section 22.60.100, equal to that required for a Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.

3. Notice.

- a. At least thirty (30) days prior to the date a decision is made, the Director shall send a notice of the pending application by first-class mail to the property owners on the list provided by the applicant.
- b. The notice shall describe the development proposal and the request for modification. The notice shall also indicate that individuals may submit written protest to the Director within fourteen (14) days following the date on the notice and that such written protest shall be based on issues of significance directly related to

the application and provide evidence that the request for modification does not satisfy one (1) or more of the findings identified in subsection G.4.a.

4. Findings.

a. The Director shall approve, conditionally approve, or deny the application pursuant to the principles and standards of Section 22.56.1690 and subject to the ability to make the following findings:

i. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply generally to other properties within the CSD area;

ii. That granting the request will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD, as set forth in subsection A; and

iii. That the size and scale of the proposed development complements existing structures in the surrounding neighborhood.

b. The Director shall consider each written protest when making a decision on the application. If he determines written protests are based on issues of significance directly related to the application and provides evidence that the request for modification does not satisfy one (1) or more of the required findings, he may request alterations to the development proposal and/or conditions of approval before making a decision on the application.

c. The Director may approve, conditionally approve, or deny an application or may refer an application to the Hearing Officer for consideration at a public hearing. In conducting a public hearing, the Hearing Officer shall follow all procedures relative to public hearings, including notifications, as set forth in Part 4 of Chapter 22.60. The Hearing Officer shall approve, conditionally approve, or deny the application pursuant to the findings identified in subsection G.4.a. The decision of the Hearing Officer may be appealed to the Commission. Notwithstanding the provisions of Section 22.60.210, the decision of the Commission shall be final.

5. Decision.

a. Notice.

i. When the Director approves, conditionally approves, or denies the application, or refers the application to the Hearing Officer, he shall send notice of the decision by certified mail to the applicant and anyone who submitted a written protest.

ii. If the Director approves, conditionally approves, or denies the application, the notice shall indicate that an appeal may be filed with the Commission within fourteen (14) days following the date on the notice.

b. Appeal.

i. An appeal shall be accompanied by an additional fee for public hearing to the extent required by Section 22.60.100 under Site Plan Review, Director's Review for Modification of Development Standards in a Community Standards

District. The appeal shall be subject to the provisions of Parts 4 and 5 of Chapter 22.60 except as set forth in this subsection G.5.b.

ii. The Commission shall approve, conditionally approve, or deny the appeal pursuant to the findings identified in subsection G.4.a. The decision of the Commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

H. Applicability. The provisions of this Section shall not apply to a new development project where, as of June 9, 2010, a complete application has been submitted for a conditional use permit, variance, or site plan review. An application shall be considered complete if within thirty (30) days of the application submittal date, the Director has not issued an incomplete letter.

[2244110ELCC]

EXECUTIVE OFFICE – BOARD OF SUPERVISORS

AGENDA ENTRY

DATE OF MEETING	JULY 13, 2010
DEPARTMENT NAME:	COUNTY COUNSEL
BOARD LETTERHEAD:	COUNTY COUNSEL
SUPERVISORIAL DISTRICT AFFECTED:	FOURTH
VOTES REQUIRED:	3
CHIEF INFORMATION OFFICER'S RECOMMENDATION:	<input type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH MODIFICATION <input type="checkbox"/> DISAPPROVE

****** ENTRY MUST BE IN MICROSOFT WORD ******

Instructions: To comply with the Brown Act requirement, the reader should fully understand what the department is asking the Board to approve. The recommendation must describe what the action is for, with whom the action is being taken, fiscal impact, including money amounts, funding sources and effective dates. Also, include an instruction for the Chair(man) or Director to sign when such signature is required on a document.

Recommendation: Adopt Ordinance amending the County Code, Title 22 – Planning and Zoning relating to the establishment of the Cerritos Island Community Standards District ("CSD"). The ordinance establishes development standards for the unincorporated Cerritos Island area to help mitigate impacts caused by cumulative residential development on existing undersized lots with limited access to public streets and to help ensure new development is compatible in size and scale with the existing development in the community. The CSD also establishes a review procedure for modification of the standards, including a more rigorous review for yard modifications than currently exists. The Board previously adopted the Negative Declaration for this project. (On June 9, 2010, the Board indicated its intent to adopt the ordinance.)
(County Counsel)