



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

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Acting Director of Planning

Date: January 11, 2010

To: Supervisor Gloria Molina, Chair
Supervisor Mark Ridley-Thomas
Supervisor Zev Yaroslavsky
Supervisor Don Knabe
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From: Jon Sanabria, AICP
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SUBJECT: CERRITOS ISLAND ZONING STUDY

On June 10, 2008, the Los Angeles County Board of Supervisors adopted Interim Ordinance No. 2008-0027U, to address potentially adverse impacts of residential development on undersized parcels in the unincorporated community of Cerritos Island. This Ordinance was subsequently extended twice to allow staff sufficient time to study and develop a recommendation for future development regulations in the Cerritos Island unincorporated area. The Interim Ordinance temporarily regulates the development of residential buildings or residential building additions which exceed 26 feet in height and yard modifications other than fences or walls located within the required setbacks of residentially-zoned parcels in the affected area by requiring a conditional use permit prior to such development.

Pursuant to the Board motion, my staff has prepared the following report regarding Cerritos Island. The area covered by the study is bounded by 166th Street to the north, Gridley Road to the east, 167th Street to the south, and Elmcroft Avenue to the west. Staff has researched various means for addressing the conditions unique to the unincorporated area of Cerritos Island. Staff has also consulted with the County Fire and Public Works Departments as well as staff from the City of Cerritos to discuss their residents' particular concerns. Attached is the study that presents these findings, various options for addressing development concerns in the Cerritos Island unincorporated area, and staff's recommendation to initiate a Community Standards District (CSD).

Should you have any questions or concerns, please contact me or Susana Franco-Rogan at (213) 974-6425. Our office hours are 7:30 a.m. to 6:00 p.m., Monday through Thursday. We are closed on Fridays.

JS: SFR:VS

Attachments: Cerritos Island Zoning Study

cc: Chief Executive Officer
Acting County Counsel
Executive Officer, Board of Supervisors

Cerritos Island Zoning Study



**Los Angeles County
Department of Regional Planning
Community Studies I**

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INTRODUCTION

The purpose of this study is to review all residentially-zoned properties in the unincorporated community of Cerritos Island to determine if there is a need for zoning ordinance amendments to address development of undersized parcels. On July 22, 2008, the Board of Supervisors instructed the Department of Regional Planning to conduct the comprehensive zoning study. Based on the research and analysis in this report, this study concludes that a zoning ordinance amendment is needed to address issues of neighborhood compatibility, street access and public safety associated with development and/or redevelopment of undersized parcels in the study area. This study recommends the establishment of a community standards district to institute guidelines and review procedures for undersized parcels to ensure any negative impacts from continued development of undersized parcels in the study area are mitigated.

This zoning study includes the following information:

- Background: Provides an overview of the urgency measure currently in place
- Study Methodology
- Issues: Provides an overview of the issues identified
- Existing Conditions: Provides an overview of the existing conditions in the study area, including development pattern, access, current land uses and neighborhood character.
- Policy Analysis: Provides a comprehensive review of policies and requirements that relate to development of undersized parcels.
- Review Procedures: Provides a discussion of the review procedures applicable to undersized parcels.
- Development Potential: Assesses the development potential both from development of vacant parcels and redevelopment of parcels with single-family residences straddling multiple parcels.
- Undersized Parcels Countywide: Provides a breakdown of the undersized parcels (less than 5,000 square feet) found countywide by supervisorial district.
- Findings
- Options
- Recommendation

SUMMARY OF FINDINGS

The following summarizes the study's findings and recommendation:

- The parcels in the study area were created in 1927 by License Surveyor Map 24-28. The majority of the lots are shown as 25-feet wide by 62.5-feet deep, for an area of 1,562.5 square feet, which is 69% less than the minimum lot size of 5,000 square feet currently required for R-1 zoned parcels.
- The study area is primarily characterized by one-story and two-story detached homes straddling multiple lots. The construction of new two- and three-story townhouse-style homes on 1562.5 square foot lots is incompatible in terms of height and bulk with the prevailing one- to two-story dwellings straddling multiple lots.
- The study area is primarily "built-out." There are currently 17 vacant "buildable" parcels remaining. Of those, 12 or 70% are located on Elmcroft Avenue. However, in recent

years, five single-family structures have been demolished and replaced with ten single-family “townhouse-style” structures (one per lot), doubling the number of dwelling units that used to occupy the same amount of acreage. Given this recent trend, the age of the existing housing stock (1940-1960), and the parcel fabric established by License Surveyor Map 24-28, there is potential for this type of redevelopment to continue.

- Most of the streets in the study dead-end at 167th Street. All of the dead-end streets in the study area are approximately 650 feet in length, with no turnaround. Current county standards require a turnaround for dead-end streets longer than 300 feet in length. Dead-end streets with no turnarounds have several disadvantages, including, difficulty maneuvering for emergency vehicles which can jeopardize emergency response. Development of the existing vacant lots and/or redevelopment of single-family structures straddling multiple lots would increase the number of dwelling units served by the existing dead-end streets.
- The 1980 adopted General Plan includes several policies related to review of substandard parcels to ensure such development does not result in significant public health and safety impacts to the surrounding community. The current review procedure for residential development on undersized parcels in the study area, however, does not include review of neighborhood compatibility or impacts to surrounding neighbors.
- *Recommendation:* This study recommends the establishment of a community standards district to address development of undersized parcels in the study area.

BACKGROUND

In response to neighborhood concerns associated with recent construction of new homes on undersized, narrow lots in the unincorporated Cerritos Island area, the Los Angeles County Board of Supervisors (Board) on April 15, 2008, requested that the Los Angeles County Department of Regional Planning (DRP) conduct a study to review development activity in the Cerritos Island area, including pending applications and approvals for yard modifications and a comparison of County and neighboring cities’ requirements for yard modifications. On May 13, 2008 the Director of Planning provided a report to the Board of Supervisors with four options (See Appendix A):

1. Maintain existing yard modification procedure;
2. Maintain the existing yard modification procedure, but require a 500 foot radius notification instead of 100 feet;
3. Instruct Regional Planning to prepare an urgency ordinance and review the appropriateness of a Community Standards District (CSD) for Cerritos Island and report back to the Board within 30 days regarding interim regulations for yard modification until a CSD or other regulatory procedure is developed;
4. Instruct Regional Planning to change Section 22.48.180 of the Zoning Code to require a more rigorous yard modification process in all unincorporated areas and bring the revised ordinance change back to the Board for consideration.

In response, the Board adopted Interim Urgency Ordinance No. 2008-0027U on June 10, 2008. This Urgency Ordinance, extended once on July 22, 2008 and again on June 2, 2009, requires approval of a Conditional Use Permit (CUP) for new residential buildings and building additions that exceed 26 feet in height and for yard modifications other than for fences or walls which are located within required setbacks in all residentially-zoned parcels in the unincorporated Cerritos Island area bounded by 166th Street to the north, Gridley Road to the east, 167th Street to the south and Elmcroft Street to the west. In addition, the Board directed DRP staff to conduct a comprehensive zoning study to review all residentially-zoned properties in the affected area and to consider a possible permanent zoning ordinance amendment (see Appendix B). The urgency measure will remain in effect until June 9, 2010.

STUDY METHODOLOGY

This study analyzes the existing conditions within the Cerritos Island unincorporated community, with a focus on health, safety, and aesthetic impacts related to development of undersized, narrow lots. Data was obtained from internal records and other County agencies on existing uses, ownership, entitlements, and historic development patterns. The study also includes an analysis of existing procedures, fire access and street requirements, and development standards governing development of the subject properties.

Input from community stakeholders and neighboring jurisdictions was received throughout the process. This included a signed-petition from surrounding property owners, letters from property owners within and around the Cerritos Island area, input from the City of Cerritos, and targeted outreach to impacted constituents.

The research findings and input from community stakeholders were used to identify the main issues related to development of the remaining vacant lots in the study area, assess the current development review and entitlement process, and devise strategies to ensure that future development is safe and compatible with the surrounding community.

ISSUES

Several issues were identified by the Board of Supervisors and community stakeholders, which this study seeks to address. These include neighborhood compatibility, adequacy of the current yard modification procedure, adequate noticing for new residential development, and public health and safety concerns. The following is a summary of the issues identified:

Neighborhood compatibility

Neighborhood compatibility relates to issues of height, bulk, aesthetics, and privacy. Recent construction in the unincorporated Cerritos Island area included a three-story single-family home located less than 25 feet from the backyard of single-family residences in the City of Cerritos, and adjacent to one-story single-family residences in the unincorporated area. The three-story structure can be viewed from adjacent streets within the unincorporated community and City of Cerritos, impacting the visual character of these neighborhoods. Residents of the City of Cerritos and the unincorporated area have also cited loss of privacy and spillover light as negative impacts of this new development.

Review Procedures

Section 22.48.180 of the Los Angeles County Zoning Code authorizes the director of planning or the county engineer to grant a yard or setback modification without notice or hearing where topographic features, subdivision plans or other conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirements or building setback line. This administrative process applies to the undersized Cerritos Island parcels because their size makes it unreasonable to comply with minimum required structure sizes without modifying yard requirements. Concern has been raised that the administrative process does not provide the appropriate level of review for proposed modifications of building line setbacks.

Adequate Noticing

The current yard modification procedure requires noticing of property owners within 100 feet of the subject property. Residents that fall outside of the 100 foot notice buffer have expressed concern about the lack of noticing for new residential projects.

Dust Impacts from Unimproved Parcels

The majority of undeveloped parcels within the study area are located along Elmcroft Avenue. Elmcroft Avenue is a 20-foot wide private street that is mostly unpaved. Driving along this road creates dust that impacts the air quality of surrounding properties.

Inadequate Emergency Access

Most of the north-south running streets in the study area dead-end at 167th Street, which is a 20-foot wide road reservation that is closed to through traffic except between Harvest Avenue and Mapes Avenue. None of the dead-end streets include a turnaround, which leads to traffic having to double back by turning into private driveways. In addition, access to the parcels on Elmcroft Avenue is only through the 650-foot long, 20-foot wide unimproved private street. Currently, a vacant parcel is used as a turnaround for traffic on Elmcroft Avenue; however future development of the vacant parcels along Elmcroft Avenue will eliminate this turnaround space. Access to the parcels between Longworth Avenue and Harvest Avenue is through 167th Street or Harvest Avenue, both only 20 feet wide. The limited widths of Elmcroft Avenue, 167th Street and Harvest Avenue, as well as, the lack of turnaround space and through access on other streets in the community raise public safety concerns related to safety in case of a fire, panic or other emergency.

EXISTING CONDITIONS

This section provides an overview of the existing conditions in the study area, including: study area boundary, general plan land use and zoning; development pattern; access; current land uses; and neighborhood character.

Study Area

Located in southeast Los Angeles County, northeast of the intersection of the 605 and 91 Freeways, the study area is bounded by 166th Street to the north, Gridley Road to the east, 167th Street to the south, and Elmcroft Avenue to the west. One of the smaller “urban islands” of

unincorporated land in Los Angeles County, Cerritos Island has a land area of approximately 19.41 acres.

The nearest freeway is State Route 91 (Artesia Freeway), which can be accessed by Pioneer Boulevard almost one half mile to the East. One major thoroughfare provides access to commercial and service areas outside of the community. The community's major east-west artery, 166th Street, provides access to the commercial corridor of Pioneer Boulevard.

The study area is surrounded by the City of Cerritos on its south, east and west sides. The City of Norwalk bounds the northern edge of the unincorporated community.



Figure 1 – Vicinity Map

General Plan Land Use and Zoning

The entire study area is designated 1- Low Density Residential (1 to 6 dwelling units per acre) in the Los Angeles County General Plan (see Figure 2: Land Use Map). This designation provides areas suitable for single-family detached housing units at densities which typically range from one to six units per net acre. Most of the study area is developed with single family detached residential units at a higher density range than specified for the Low Density Residential category - single-family areas are developed to 12 units per acre while multi-family areas are developed to 16.75 units per acre.

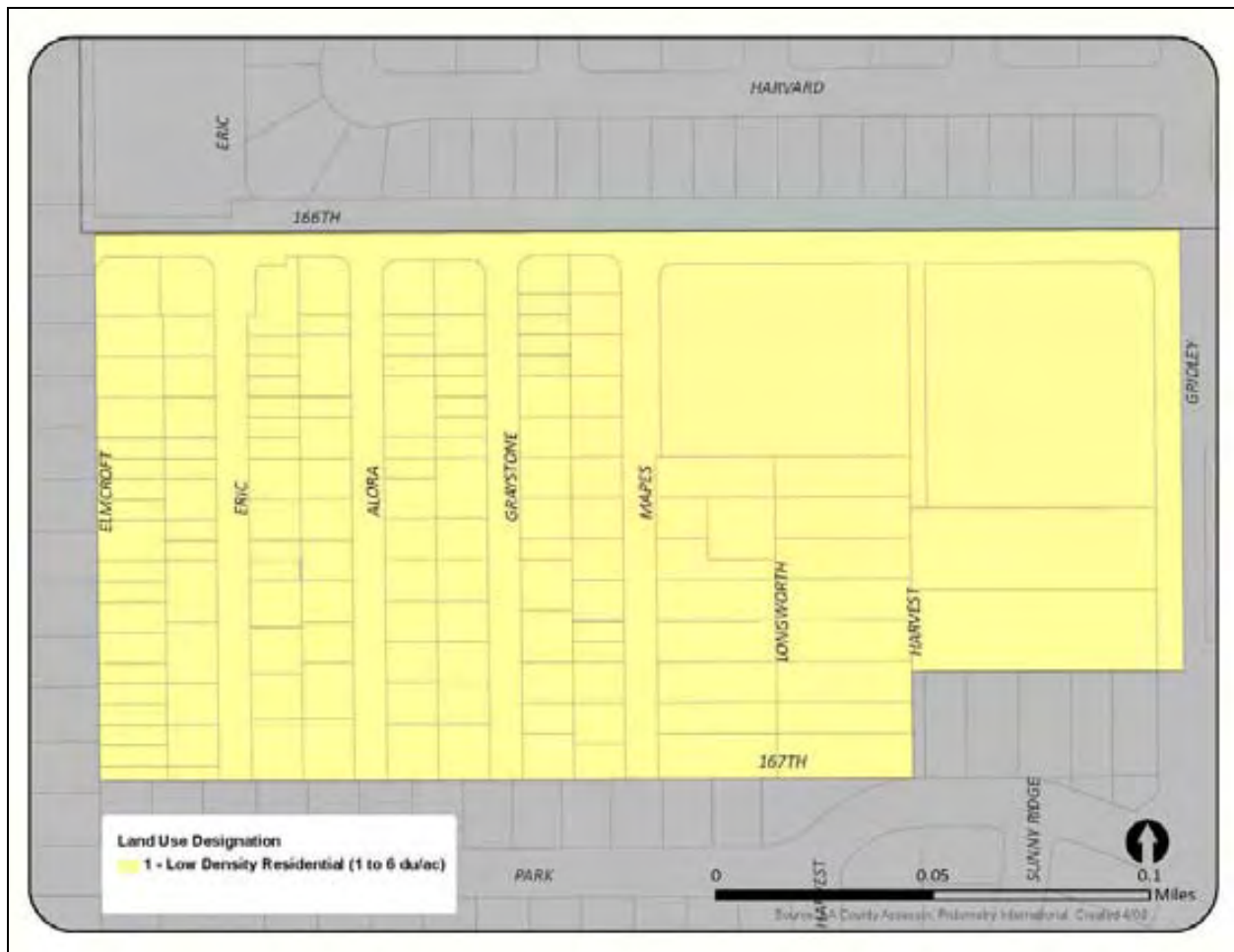


Figure 2: Land Use

All parcels in the study area are in the R-1 (Single-family residence) Zone, except for four properties which are zoned R-2 (Two Family Residence). The properties in the R-2 zone are located at 11330 and 11360 166th Street and 16705 and 16715 Gridley Road (see Figure 3: Zoning Map). The R-1 Zone permits adult residential facilities, family child care homes, foster family homes, group homes, single-family residences, second units, and small family homes. The R-2 Zone permits all these uses and two-family residences.



Figure 3: Zoning

Development Pattern

The Cerritos Island subdivision was recorded in 1927 by License Surveyor Map 24-28, prior to the adoption of minimum lot size standards for that area (see Appendix C: Licensed Surveyor Map 24-28). Subdivisions such as these are commonly referred to as “antiquated subdivisions” because they were recorded prior to the enactment of land development regulations and in many cases are not suitable for development as originally platted.

License Surveyor Map 24-28 depicts a total of 261 parcels and 20-foot road reservations, totaling 40-foot roads in the interior of the study area and 20-foot road reservations along the exterior edges (currently Elmcroft Avenue and 167th Street). The majority of lots are shown as 25-feet wide by 62.5-feet deep, for an area of 1,562.5 square feet, which is 69% less than the minimum lot size of 5,000 square feet currently required for R-1 parcels.¹

¹ Los Angeles County Code, 22.52.100, 22.52.250

Many of the lots in the study area are currently depicted as being tied to one another with a hook in the assessor maps, which denotes common ownership between contiguous parcels. Over the years property owners have combined two or more of the 25-foot wide lots into larger building sites (i.e. 3,000 square feet) as they constructed homes. This is consistent with the predominant development pattern of one single-family residence straddling two or more lots, which occurred primarily from 1940 to 1960.² Development of single-family residences on single 25-foot wide lots occurred more recently, primarily from 1998 to 2007.³ In some cases, single-family structures straddling two or more lots have been demolished and replaced with two or more single-family residences.⁴



Figure 4: Development Pattern

² Based on review of assessor data

³ Based on review of assessor data and KIVA records

⁴ Based on comparison of aerial imagery from 2001, 2006 and 2008.

Access

The majority of the study area is accessed from 166th Street. Eight north-south traversing streets provide access to the interior of the area as follows:

- *Elmcroft Avenue*: A partially paved approximately 20-foot wide, 650-foot long unimproved private road with no sidewalks. Elmcroft Avenue dead-ends at 167th street.
- *Eric Avenue, Alora Avenue, and Graystone Avenue*: Improved 40-foot wide public streets, with 34 feet of paved road and 3 feet of sidewalk, accessed directly from 166th Street. These streets dead-end at 167th Street and have an approximate length of 650 feet with no turnaround.
- *Mapes Avenue, Longworth Avenue, and Harvest Avenue*: Mapes and Harvest Avenue are accessed directly from 166th Street and provide access to Longworth Avenue via 167th Street. Mapes is an improved 40-foot wide public street, with 34 feet of paved road and 3 feet of sidewalk. Mapes provides access to Longworth via 167th Street, a private 20-foot wide street with alley-like improvements. Longworth is an improved 40-foot wide private street that dead-ends at the church facility. The northern portion of Harvest Avenue is an improved 20-foot wide public alley, while the southern portion is private and unimproved.
- *Gridley Road*: An 80-foot wide four lane improved public street, with 64 feet of paved road and 8 feet of sidewalk, that provides vehicular access directly onto the Calvary Chapel property and pedestrian access to the multi-family residential development located on the southwest corner of 166th Street and Gridley Road.

The streets in the study area are fairly narrow, 34-feet of paved road in the interior of the study area with 3-foot wide sidewalks, and 20-feet in the exterior (along Elmcroft, Harvest and parts of 167th) with no sidewalks. Most of the streets dead-end at 167th Street, which is designated as a road reservation, but is currently not functioning as a street west of Mapes due to encroachment of residential side yards, walls and fences. All of the dead-end streets in the study area are fairly long, approximately 650 feet in length, with no turnaround. Traffic generally has to double-back by turning into private driveways.

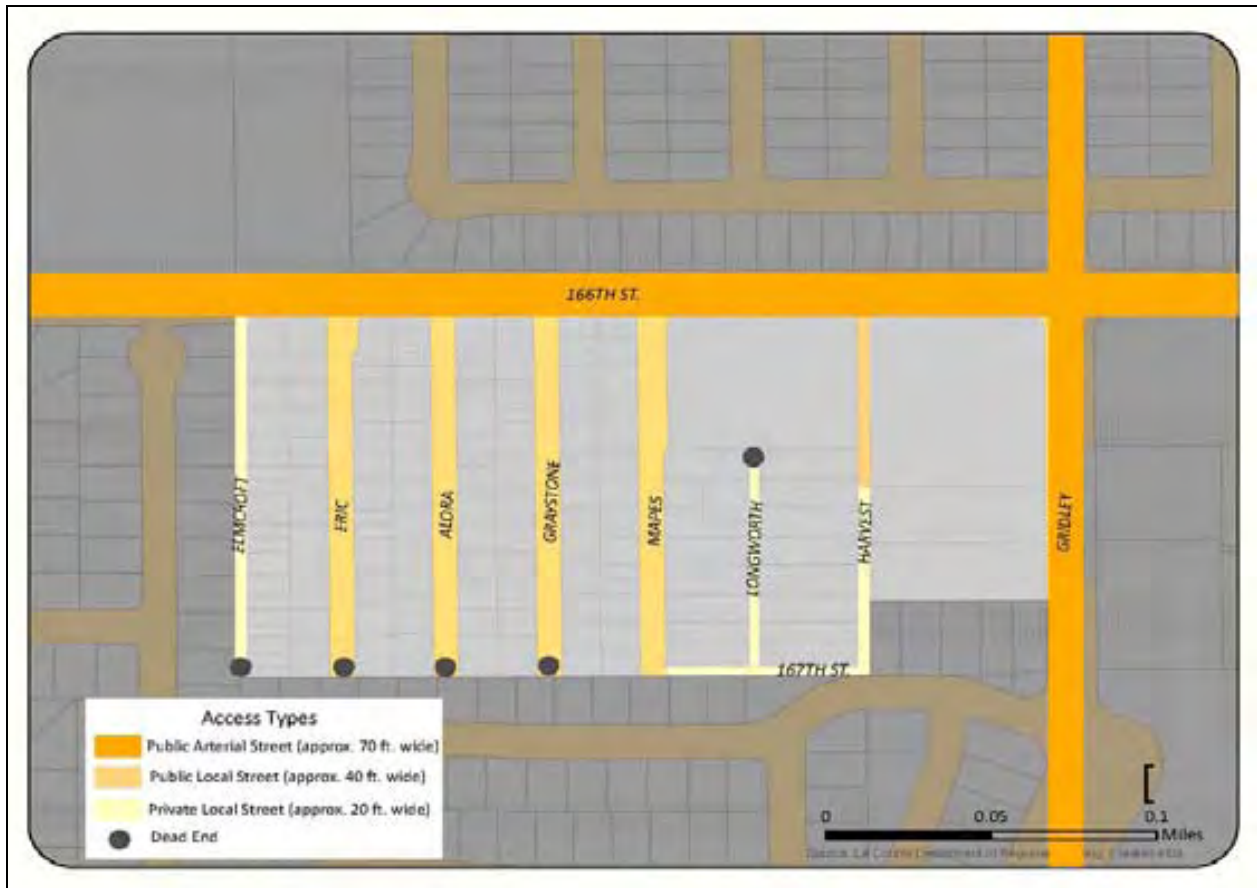


Figure 5 - Access Diagram

Current Land Uses

The study area contains no commercial or industrial uses. Currently the majority of parcels in the community are developed with one- and two-story single-family detached residences, with the exception of one three-story residence on Elmcroft Avenue. Three large parcels in the northeastern portion of the community are used as religious facilities by the Calvary Cross Chapel and the First Evangelical Church of Cerritos. One parcel located in the northeast corner of the community is also currently developed with multi-family residences. Twenty of the 137 parcels in the study area remain undeveloped. The total acreage of vacant parcels in the community is 0.98 acres. Fourteen or 70% of the vacant parcels in the study area are located on Elmcroft Avenue. Two of the vacant parcels are located in a designated road reservation along 167th Street.

To the south and west of the study area are single-family residential areas in the City of Cerritos. Directly east of the unincorporated Cerritos Island community is an electricity substation and multi-family residences. Cerritos College and a single-family residential neighborhood in the City of Norwalk are located directly north of Cerritos Island.



Figure 6 – Current Land Uses

The following table summarizes the current land uses for the 137 parcels in study area:

Use	Number of Lots	Percent of Lots	Total Acreage	Percent of Acreage	Total Units	Percent of Units
Single-Family Residential	113	82%	9.41	62%	113	78%
Multi-Family Residential	1	1%	1.91	12%	32	22%
Vacant	20	15%	0.98	6%	0	0%
Religious Institution	3	2%	3.00	20%	0	0%
Total	137	100%	15.30	100%	145	100%

Table 1: Current Land Uses

Neighborhood Character

Single-Family Residential Areas

The overall visual character of the study area is defined by modest one-story single family homes straddling two or more lots and newer two-story townhouse-style homes on 25-foot wide lots, with the exception of one three-story home along Elmcroft Avenue. Back, front, and side yards are highly limited in size due to the small size of most parcels. Lot sizes range from 3,000 square feet to 1,562 square feet. The newer townhouse-style homes feature front elevations entirely dominated by the parking garage, with front door entrances either at the rear or the side of the property, and little to no impervious surfaces.



Typical one-story houses



Typical two-story townhouse-style houses

Homes in the study area front the north-south running streets of the community and are generally accessed from the streets they front, except the homes fronting Longworth Avenue, which can only be accessed from the back along an alley leading to Harvest Avenue or from 167th Street, a private street with alley-like improvements.



Harvest Avenue



167th Street

Elmcroft Avenue

Elmcroft Avenue remains predominantly undeveloped. Currently, six homes front Elmcroft Avenue, with the remaining parcels left unimproved. Homes on the western side of Elmcroft Avenue in the City of Cerritos front Winward Avenue, leaving their backyards directly across from the fronts of the homes in the unincorporated area. Recent construction on Elmcroft

Avenue included a three-story townhouse-style home, which both unincorporated and City of Cerritos residents complained is out of scale with the surrounding neighborhoods. Recent construction also included three two-story homes with second-story front balconies overlooking private backyards. City of Cerritos residents raised concern over loss of privacy due to the second story balconies.



New homes on Elmcroft Avenue



View of new three-story home on Elmcroft Avenue from Eric Avenue

City of Cerritos

The residential areas adjacent to the study area in the City of Cerritos are predominantly characterized by one- and two-story single-family residences on tree lined streets. Lot sizes range from 5,000 to 6,000 square feet in area. Streets are wider, generally 40 feet of paved road, with 8-foot wide sidewalks. Houses appear to be larger than those in the study area, with an average height of 26 feet.⁵



Typical Cerritos house



Typical Cerritos Street

⁵ Based on field and GIS surveys.

POLICY ANALYSIS

To understand how the current standards and review procedures for single-family homes on R-1 zoned parcels affect development of undersized lots, the staff conducted a comprehensive review of policies, development standards, procedures and other requirements related to the development of undersized residential parcels.

Zoning Code (Title 22)

The County's Zoning Code (Title 22) contains a number of development standards and requirements which affect development of single-family residences in the study area. The following is a brief discussion of some key provisions:

Zoning History

Zoning was first introduced in the study area with Ordinance 1494, adopted September 12, 1927. The Official Zoning Plan for the Artesia District, adopted by Ordinance No. 5800 on August 14, 1951, depicts the zoning of the Cerritos Island as A2-5 (Heavy Agriculture, 5 acre minimum lot size). In 1968 Ordinance No. 9549 amended zoning in the Cerritos Island, establishing the pattern that remains today. This ordinance designated the majority of the community as R-1 (Single-Family Residence Zone) and designated several lots on the eastern portion of the community as R-2 (Two Family Residence Zone).

Minimum Lot Size (22.52.100)

The required minimum lot size for R-1 parcels is 5,000 square feet, unless the parcel was legally created prior to the establishment of minimum lot size requirements, in which case, the area of the parcel at the time of creation satisfies required area. Subsection 22.52.100.B of the Los Angeles County Zoning Code provides that a parcel satisfies required area if all of the following three conditions are present:

1. The parcel was created prior to the adoption of the ordinance which imposed the area requirements;
2. A deed was fully recorded;
3. The property owner does not own any contiguous parcels.

As noted above, the current zoning and lot size standards for the study area were imposed in 1968 with Ordinance No. 9549. The surveyor map that originally established the parcels in the study area was recorded in 1927, before the establishment of the current minimum lot size requirement for those parcels. All of the parcels in the study area have less than the minimum lot size of 5,000 square feet, however, pursuant to subsection 22.52.100.B of the Zoning Code, the parcels in the study area satisfy required area despite being substandard in size because they were legally created before 1968 when the minimum lot size of 5,000 square feet was imposed, provided the same property owner does not own any contiguous parcels.

Minimum Lot Width (22.52.030)

The required minimum lot width for R-1 parcels less than 7,000 square feet is 50 feet. As with required area, a parcel satisfies required width, regardless of the actual width of the parcel, if it was legally created prior to the establishment of minimum width requirements and the property owner does not own any contiguous parcels. As with required area, the 25-foot wide parcels in the study area satisfy required width because the lots were legally created before the minimum

width of 50 feet was imposed, provided the same property owner does not own any contiguous parcels.

Substandard Area or Width (22.52.150)

This section of the code provides that no building or structure shall be constructed, altered, occupied or used in Zones R-1, R-2, R-A, A-1, A-2 or A-2-H on any lot or parcel of land which does not satisfy required area or required width, except that one single-family residence may be constructed on a parcel of land in the R-2 zone provided it has an area of at least 2,500 square feet and satisfies required width. As noted above, most of the parcels in the study area satisfy both required area and required width because they were legally created prior to the establishment of minimum lot size and width requirements for those parcels. As such, structures and uses allowed in the R-1 zone are allowed for the study area parcels despite being substandard in size and width.

Setback, Height and Parking Requirements

The following table summarizes the setback, height, parking and other development standards applicable to the study area:

Provision	Section
Side yard setback	Section 22.48.100: A lot having less than 50 feet in width may have interior side yards equal to 10% of the average lot width, but in no event less than three feet in width. Therefore, the required side yard setback for the 25 foot wide parcels is three feet.
Rear yard setback	Section 22.48.110: Lots having less than 75 feet in depth may have a rear yard equal to 20% of the average depth, but in no event less than 10 feet in depth. The study area parcels are 62.5 feet in depth, therefore the required rear yard setback is 12.5 feet.
Front yard setback	Section 22.20.120: 20 feet
Maximum height	Section 22.20.110: 35 feet
Parking	Section 22.52.1180: 2 standard covered parking spaces (minimum 400 square feet)
Building width	Section 22.52.105.3: Every single-family residence shall be at least 18 feet wide if it is located on a parcel less than 26 feet in width.
Habitable space	Section 22.52.105.4: Every single-family residence shall have a floor area of at least 800 square feet

Table 2: Development Standards for R-1 Zoned Parcels

The standards highlighted in Table 2 apply to all single-family residential development regardless of parcel size, unless specified otherwise in a community standards district. The typical undersized parcel in the study area is 1,562.50 square feet. It is infeasible to build a single-family residence with the minimum habitable floor area of 800 square feet and a two-car garage or carport, which can take up a minimum of 400 square feet on such a small lot without approval of a yard modification (see Figure 7: Undersized Parcel Diagram). In the case of the Elmcroft Avenue parcels, the Department of Public Works also requires a 10-foot highway dedication on top of the required front yard setback, which further reduces the buildable area for

those parcels. Consequently, building a second and third story is the only option for achieving the minimum habitable area. The only other alternatives would be to leave the lot vacant or merge it with an adjacent property, which is not always feasible.

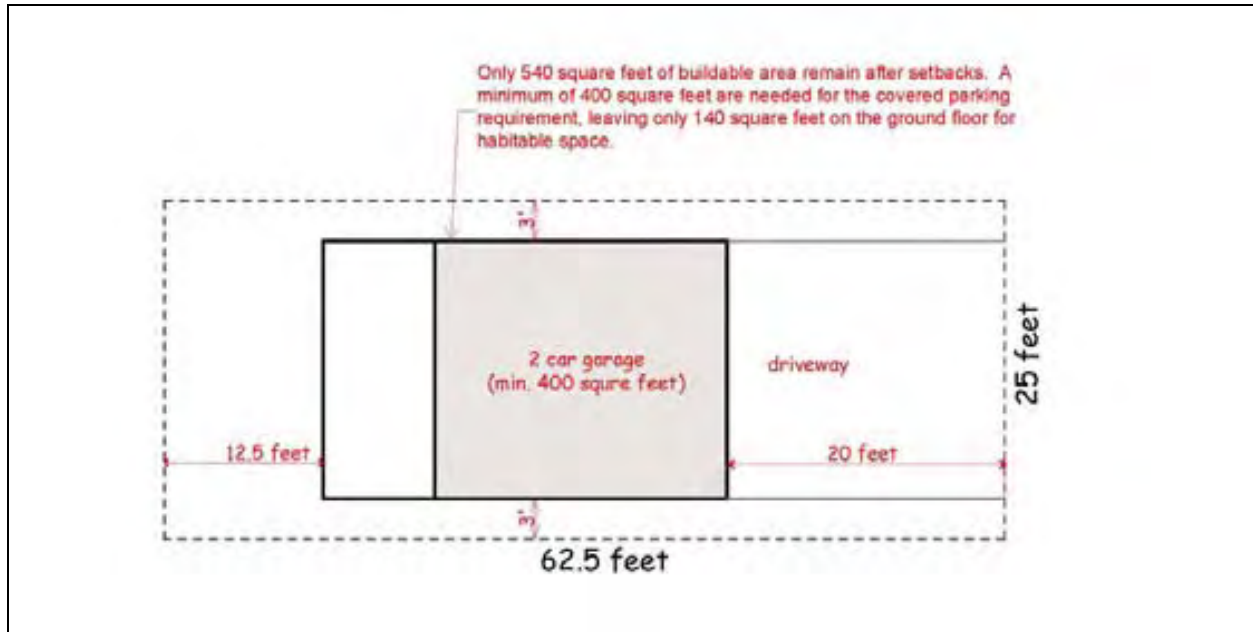


Figure 7: Undersized Parcel Diagram

General Plan

The adopted 1980 General Plan, which provides overall land use planning guidance for the unincorporated areas of the County, includes several policies related to development of substandard parcels. The following is a discussion of some key policies:

Land Use Policy Statements

Ensure Compatibility of Development

- Policy 7 Assure that new development is compatible with the natural and manmade environment by implementing appropriate locational controls and high quality design standards.
- Policy 16 Prohibit development of existing substandard parcels when it is determined that such development, individually or in combination with adjacent existing and/or proposed development, will significantly increase exposure to unmitigable public health and safety hazards.
- Policy 17 Discourage the development of existing substandard parcels when it is determined that such development, individually or in combination with adjacent existing and/or proposed development, will result in: (1) significant degradation of natural resources shared by community residents; (2) overburdening of existing and/or planned public services and facilities; and/or (3) disruption of established community character recognized in the Plan.

Policy 16 prohibits development of existing substandard parcels if it is determined that such development would increase exposure to unmitigable public health and safety hazards. Policies 7 and 17 address neighborhood compatibility. Currently, for legally created undersized parcels in the R-1 zone, single-family residences are a permitted use subject to a zoning conformance review, regardless of lot size. The zoning conformance review, however, only confirms compliance with existing standards and does not include an analysis of public health and safety hazards, or neighborhood compatibility. To be consistent with the policies noted above, undersized parcels in the study area should undergo a higher level of review where public health and safety impacts, and neighborhood compatibility can be analyzed.

Noise Requirements

The Los Angeles County Environmental Protection Code (Title 12) includes provisions that address construction noise, including noise limits and hours of operation. Section 12.12.030 of the Environmental Protection Code prohibits construction noise in residential areas on Sundays and between the hours of 8:00 p.m. to 6:30 a.m. Monday through Saturday.

Fire Safety Requirements

Prior to the issuance of a building permit for the construction of a single-family residence in the study area, Building & Safety is required to verify the following fire safety requirements:

1. The subject property is not located in a Very High Fire Hazard Severity Zone;
2. The water system is capable of delivering at least 1250 GPM at 20 PSI for two hours;
3. The distance from the structure to the fire hydrant does not exceed 450 feet via vehicular access;
4. The proposed structure is within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide, paved with concrete or asphalt and does not exceed 15% grade.

Typically, projects that only require ministerial approval are not referred to the Fire Department for additional comment, as is the case with projects in the study area. The plan checker at Building & Safety completes Part III of Form 195 to verify compliance with the fire safety requirements (see Appendix D: Form 195). In recent years, three new houses on Elmcroft Avenue received certificates of occupancy without meeting the paved access requirement (item 4 on Form 195). However, the last house built on that block has not received its certificate of occupancy and will not receive it until it satisfies the paved access requirement, which will require that the property owner pave the private street from 166th Street to the new structure (see Figure 8: Elmcroft Avenue Future Paved Access). This will address the minimum requirement for paved access and also minimize the dust impacts from driving on the unpaved road.



Figure 8: Elmcroft Avenue Future Paved Access

Private Streets

Improvements and Maintenance

The study area includes four private streets (Elmcroft Avenue, 167th Street, Longworth Avenue and Harvest Avenue), one of which, Elmcroft Avenue, is currently unimproved. According to the Los Angeles County Department of Public Works, public funds cannot be used for the improvement of privately-owned streets and roads; maintenance of private streets is the responsibility of adjoining property owners. However, there are three methods available to improve private streets that could be employed in the case of Elmcroft Avenue:

1. Property owners can hire a private contractor to improve the street, which would remain privately owned.
2. Property owners can hire a civil engineer and a contractor to design and build street improvements to County standards. Once the street improvements are completed, the street can be dedicated to the County for operation and maintenance. This option, however, is unlikely due to the narrow width of Elmcroft Avenue, only 20 feet in most places, and the shallow depth of the adjoining parcels, only 62.5 feet. Improvements to County standards would most likely require that the road be widened, further reducing the amount of buildable area for the adjoining parcels. Design standards for new residential streets in the unincorporated areas of Los Angeles County can be found in

Section 21.24.090 of the Los Angeles County Subdivision Code. For residential streets, right-of-way and improvement widths vary from a 48 foot right-of-way with a 34 foot paved roadway for a service road to a 64 foot right-of-way with a 40 foot paved roadway for an entrance street. These widths may be modified for a variety of reasons but in no case can the right-of-way be less than 40 feet.⁶

3. The County can design and construct the improvements to the private road. Property owners would then finance the cost of the project through an annual assessment. To initiate the process, an initial petition signed by at least 70 percent of the affected property owners is required. A final ballot requiring a majority vote of the property owners is necessary to form the district and approve the assessment. Prior to initiating design and construction, the County would also need an assurance that 100 percent of the property owners agree to dedicate the necessary right of way at no cost to the County. Upon completion of construction, the street would be dedicated to the County for operation and maintenance.⁷ This option is also unlikely for the same reason outlined in option 2.

Encroachments

In addition to Elmcroft Avenue, 167th Street is depicted as a road reservation on the 1927 licensed surveyor map. This dedication only functions as a street between Harvest Avenue and Mapes Avenue. West of Mapes Avenue, 167th Street is closed to through traffic due to encroachment by residential side yards, vegetation, walls and fences. According to the Department of Public Works, the private streets (Elmcroft and 167th) were never accepted by the County. In situations like this, the encroachments and access rights would be governed by civil law, and the Department of Public Works would have no authority to remove the encroachments into those private easements.

Dead-End Streets and Flag Lots

Dead-end streets and cul-de-sacs are regulated by the rules and regulations governing the subdivision of land. Historically, dead-end streets have been used to provide access to a limited number of lots or buildings.⁸ In the case of the study area, however, the subdivision was not originally designed with dead-end streets. Later development of the area immediately adjacent to the study area (now the City of Cerritos) did not continue the street grid established by License Surveyor Map 24-28 and in effect reduced cross access along 167th Street, leaving only the 20-foot wide private road reservation present today, which, over time, property owners took over for private use as yard space. The resulting pattern of small parcels served by dead-end streets with no turnarounds has several disadvantages, which include:

- Access to interior lots can be blocked at the open end of a dead-end street by an accident, stalled car or truck, or construction.
- Traffic has to double back typically by turning into driveways, which is especially inefficient for delivery people, emergency equipment, and service vehicles.
- Fire equipment, trucks, and public works equipment have difficulty maneuvering.

⁶ Los Angeles County Code, 21.21.090

⁷ <http://dpw.lacounty.gov/general/faq/index.cfm?Action=getAnswers&FaqlD=lyItMzck&Theme=default&ShowTemplate=>

⁸ www.nh.gov/oep/resource/library/referencelibrary/c/culdesacs/pasmemo.htm

- Insufficient water pressure for firefighting often results when hydrants are located only on the outside through street or, are inaccessible when the entrance is blocked.
- The first equipment arriving at a fire may block equipment arriving later or interfere with the maneuvering of equipment.
- The greater the number of residential units served by a dead-end street, the greater the number of persons at risk in the event of an emergency.

The Los Angeles County Subdivision Code (Title 21) limits the length of cul-de-sac streets (dead-end street with a turnaround at the end) to 700 feet in length, when serving land zoned for residential uses having a density of more than four dwelling units per net acre.⁹ Title 21 also requires a turnaround at dead-end or stub streets longer than 300 feet.¹⁰ The dead-end streets in the study area are approximately 650 feet in length, but do not include a turnaround. Furthermore, the Residential Streets Handbook prepared by the American Society of Civil Engineers recommends that dead-end streets serve no more than 20 to 25 houses.¹¹ The streets in the study area (not including Elmcroft Avenue) currently serve an average of 28 houses per street, which is greater than the range recommended by the handbook. Any future redevelopment of single-family houses straddling multiple lots into two or more units as discussed earlier could potentially increase the number of houses served by the dead-end streets in the study area.

Elmcroft Avenue is a 650-foot long, 20-foot wide unimproved private street which also dead-ends on 167th Street. Currently, a vacant parcel is used as a turnaround; however future development of the vacant parcels along Elmcroft Avenue will eliminate this turnaround space. Although designated as a private street, Elmcroft Avenue functions more like a drive isle (or fire lane) serving flag lots. The width of flag lot drive isles is determined by the Fire Department, with a maximum width of 24 feet for three to four homes. As with dead-end streets, flag lot driveways longer than 300 feet require a turnaround, which has typically limited the design of flag lots to no more than three or four residences together.¹² There are currently six residences along Elmcroft Avenue, including the unoccupied structure, and twelve remaining vacant parcels (not counting the parcel in the designated road reservation). Future development of the unimproved parcels would increase the number of dwelling units served by Elmcroft Avenue, further worsening an existing non-conforming condition.

REVIEW PROCEDURES

This section provides an overview of the yard modification and certificate of compliance procedures as they apply to undersized parcels:

Yard Modification Procedure (22.48.180)

Section 22.48.180 of the Los Angeles County Zoning Code authorizes the director of planning or the county engineer to grant a yard or setback modification without notice or hearing where

⁹ Los Angeles County Code, 21.21.190

¹⁰ Los Angeles County Code, 21.21.090

¹¹ American Society of Civil Engineers, Institute of Transportation Engineers, National Association of Home Builders, and Urban Land Institute. Residential Streets, Third Edition. Washington D.C.: Urban Land Institute, 2001

¹² Department of Regional Planning, Land Divisions Section

topographic features, subdivision plans or other conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirements or building setback line. This process applies to the undersized study area parcels because their size makes it unreasonable to comply with minimum required structure sizes without modifying yard requirements.

Yard modifications within the Department of Regional Planning are currently processed through a director's review procedure with the following requirements:

- Yard Modification Burden of proof:
 - What topographic features create an unnecessary hardship?
 - Are other adjacent or neighboring properties enjoying setbacks similar to what is proposed?
- Vicinity map depicting all buildings or structures within 500 feet of the subject property which have similar setbacks
- Photographs of the properties with similar setbacks
- Ownership map and gum labels which contain the contact address of all property owners within 100 feet of the subject property
- Notification of property owners within 100 feet of the subject property
- 15 day comment period
- Current application fee is \$953.00

Section 22.48.180 does not provide review criteria for how to evaluate yard modification requests, other than to determine if the parcel in question meets the specified hardships. For this reason, the burden of proof focuses primarily on the hardship issue. Issues such as neighborhood compatibility or impacts to surrounding neighbors are not directly address in the burden of proof. Furthermore, the yard modification provision does not include a limit to how much of a yard modification can be requested (i.e. 10% of required setback). Consequently an applicant can ask for any yard modification, no matter how big, without having to go through a variance provided he/she can prove hardship.

Certificates of Compliance

A certificate of compliance is a legal recorded document which certifies that a parcel of land was created in compliance with the Subdivision Map Act in effect at the time the parcel was created. Certificates of compliance are necessary prior to development for all parcels other than those created by an approved and recorded subdivision (typically a tract map or parcel map). The parcels in the study area which were created by a license surveyor map in 1927, the legal instrument of the time, require a certificate of compliance to confirm they were legally created.

In general, if a parcel was legally created, regardless of parcel size, and the creation pre-dates minimum lot size requirements, then the parcel is entitled to an unconditional certificate of compliance without an undersized note provide the parcel holds the original configuration as indicated on the record of survey. If the undersized parcel is legally created post zoning, then the parcel is issued an unconditional certificate of compliance with the undersized note. If there were any Map Act violations in the creation of a parcel and the parcel is undersized, the parcel is issued a conditional certificate of compliance with the undersized condition included.

All of the parcels in the study area were legally created by License Surveyor Map 24-28 in 1927 prior to the establishment of minimum lot size requirements for that area. Accordingly, most parcels in the study area have received unconditional certificates of compliance without an undersized note.

The issuance of a Certificate of Compliance simply means that a parcel complies with the Subdivision Map Act and the Los Angeles County Subdivision Code. It does not mean that a parcel complies with the Zoning Code, Building Code, or any other law or ordinance. For example, the issuance of a certificate of compliance does not certify that a parcel meets required area as defined in the Zoning Code. If an undersized parcel was legally created pre-zoning but the property owner owns one or more contiguous parcels, that parcel does not meet required area and the property owner would be required to merge parcels to achieve the minimum lot size or request a variance. Additionally, the issuance of a Certificate of Compliance does not necessarily mean that the lot has an approved means of access. Zoning, building codes, and access are not criteria used to determine whether a parcel was legally created. It is quite feasible that a certificate of compliance can be issued for a parcel that is otherwise "unbuildable" for reasons unrelated to land division laws.

DEVELOPMENT POTENTIAL

The following provides an assessment of the remaining development potential in the study area, including development of vacant parcels and redevelopment of already developed parcels.

Vacant Parcels

According to assessor data, there are currently 20 vacant parcels in the study area. Two of the vacant parcels are located in the road reservation and one has a vacant single-family residence pending a certificate of occupancy from Building and Safety,¹³ which leaves 17 vacant "buildable" parcels. Of the 17 "buildable" parcels, 12 or 72% are located on Elmcroft Avenue.

The 17 vacant parcels in the study area are owned by 12 different property owners as illustrated in Figure 8 (also see Appendix E: Vacant Parcel Ownership). There are three sets of contiguous parcels in common ownership (two on Elmcroft and one on Mapes). Pursuant to Section 22.52.100.B of the Zoning Code, the parcels in common ownership would not satisfy required area and would be required to either consolidate parcels to achieve the minimum lot size or request a variance. Therefore, based on current ownership, there is potential for 13 new single-family structures in the study area, nine of which would be located on Elmcroft Avenue.¹⁴

¹³ Prior to the issuance of a certificate of occupancy for this structure, the property owner has to complete the following: (1) Improve the existing private sewer line to County standards, at which point, the Department of Public Works will take over maintenance of the sewer line; (2) Improve the private street to comply with Fire Department emergency access standards.

¹⁴ Assumes property owners with contiguous parcels would not request a variance for development on individual lots.



Figure 9: Vacant Parcels Ownership Map

Redevelopment

Over the years property owners in the study area have tied two or more lots to create larger building sites as they constructed homes. The individual lots created by License Surveyor Map 24-28, however, remain “buildable” units of land, to the extent they have not been altered and the property owner does not own any contiguous parcels, even if the individual lots are smaller than the minimum lot size specified by the current zoning. In recent years property owners in the study area have begun to untie parcels, and in some cases, demolished existing single-family residences straddling two or more parcels, to build one single-family residence per parcel (see Figure 4: Development Pattern), raising concern that this trend could continue. Over the past ten years five single-family residences on 12 parcels (.43 acres) have been demolished and replaced with ten single-family residences, doubling the number of units that used to occupy the same amount of acreage. In addition, another single-family residence straddling two parcels was demolished with the intent to build two single-family residences (one per parcel). Site plan applications for the two new structures were approved in March 2008, prior to the adoption of the urgency ordinance.

As noted above, undersized parcels in common ownership do not satisfy required area and would be required to either consolidate parcels to achieve the minimum lot size or request a

variance for development on the individual parcels. This provision, however, is easily circumvented by selling the contiguous parcel(s), in which case the parcels would no longer be in common ownership, resulting in multiple legally created “buildable” lots. It is difficult to estimate the number of additional dwelling units that may result from this type of redevelopment, however, given the recent trend of untying lots and the age of the housing stock (most built from 1940 to 1960), it is possible that similar redevelopment could continue, potentially increasing the number of dwelling units per acre in the study area.

UNDERSIZED PARCELS COUNTYWIDE

Staff reviewed the number of vacant parcels under 5,000 square feet countywide by supervisorial district to better understand if there are similar issues related to development of undersized parcels in other unincorporated areas. According to current assessor data, there are 6,720 such parcels in the unincorporated areas countywide, the majority of which are located in the Third and Fifth Supervisorial Districts. The following table provides a summary:

Supervisorial District	Number of Vacant Undersized Parcels	Percent of Total	Notes
SD 1	538	8%	majority in East Los Angeles
SD 2	535	8%	majority in Florence-Firestone
SD 3	1320	20%	majority in the Santa Monica Mountains and the Malibu Coastal Zone
SD 4	196	3%	majority in Hacienda Heights
SD 5	4130	61%	majority in the Antelope Valley
Total	6720	100%	

Table 3: Undersized Parcels Countywide

The undersized parcels in the Third District, the majority of which are located in the Santa Monica Mountains North Area and the Malibu Coastal Zone, are covered by community standards districts established to address development of substandard parcels. The undersized parcels in the Fifth District, the majority of which are located in the Antelope Valley, are not covered by a community standards district. However, most of the undersized parcels in the Antelope Valley are located in areas without sewer connection, which means that a buildable site in that area would need to be big enough to accommodate a septic system, requiring the consolidation of multiple undersized lots to achieve the necessary size before a building permit can be issued.

FINDINGS

The following summarizes the study’s findings which respond to the concerns raised by the community. These concerns include neighborhood compatibility, inadequate emergency access due to substandard streets, dust impacts from the unimproved street, nuisance noise from construction work, and review procedures for undersized parcels.

1. Neighborhood compatibility

Neighborhood Compatibility within the Study Area:

The study area is primarily characterized by one-story and two-story single-family detached homes straddling multiple lots. Recent construction of two- and three-story townhouse-style homes on 1500 square foot lots has raised concern that the new development is a deviation from community character. Height, bulk, aesthetics and privacy are among the neighborhood compatibility issues raised. In particular, community residents voiced concern over the recently constructed three-story townhouse-style residence on Elmcroft Avenue, which is viewed as out of scale and intrusive. The structure is located less than 25 feet from the backyards of single-family residences in the City of Cerritos, and less than 11 feet from the backyards of residences in the unincorporated area. As with most of the newer two-story townhouse-style developments, the three-story house on Elmcroft features a front elevation entirely dominated by the parking garage, no front or rear yard, and limited buffering. Furthermore, the limited buffering between structures contributes to the loss of light and air of adjacent properties. Although compliant with existing development regulations, structures such as these are incompatible in terms of height and bulk with the prevailing one- to two-story dwellings straddling multiple lots in the community.

Neighborhood Compatibility across Jurisdictional Boundaries:

On the west and south side of the study area, block walls separate the study area from the City of Cerritos. The two communities do not exhibit a common neighborhood character and also appear to be two distinct areas. The neighborhood compatibility issues here relate more to screening and transition between the two adjacent areas. The issues primarily involve the following: aesthetics related to views of new structures from the residential areas immediately west and south of the study area; loss of privacy due to second-story balconies overlooking private backyards on Elmcroft Avenue; dust impacts from unimproved parcels on Elmcroft; and construction noise.

2. Development potential

The study area is predominantly "built-out." Most of the vacant parcels are located on Elmcroft Avenue. There are 17 remaining vacant buildable parcels in the study area, 12 of which are located on Elmcroft Avenue. Given the current property ownership, there is potential for 13 new single-family residences in the study area, nine of which would be located on Elmcroft Avenue.

Additionally, in recent years property owners have begun to demolish single-family structures straddling multiple lots in the study area to build one single-family structure per lot. Over the last ten years five single-family structures straddling multiple lots have been demolished and replaced with ten single-family structures, doubling the number of dwelling units that used to occupy the same amount of acreage. Given the age of the housing stock (1940 -1960), there is potential for this trend to continue.

3. Inadequate emergency access

The majority of the streets in the study area are dead-end streets, approximately 650 feet in length with no turnaround. Currently, the County's Subdivision Code requires a turnaround at dead-end streets longer than 300 feet. Dead-end streets with no turnarounds have many disadvantages, including: Inefficient traffic flow due to traffic having to double back by turning into driveways; fire equipment, trucks, and utility equipment have difficulty maneuvering and in most cases have to backup onto oncoming traffic; the first equipment

arriving at a fire may block equipment arriving later, which jeopardizes emergency response and may increase the risk of a fire spreading; and, insufficient water pressure for firefighting resulting from hydrants located only on the outside through street, which can also increase the risk of a fire spreading. The streets in the study area currently serve an average of 28 dwelling units per street, which is greater than is recommended by the “Residential Streets” Handbook (the Handbook recommends no more than 20 to 25 houses per dead-end street). Any future development of vacant lots and/or redevelopment of single-family houses straddling multiple lots into two or more houses would increase the number of dwelling units served by any given dead-end street in the study area and increase the number of people at risk in the event of an emergency.

Furthermore, Elmcroft Avenue is a 650-foot long, 20-foot wide private street that also dead-ends on 167th Street. The minimum right-of-way width required by the Department of Public Works for residential streets is 40 feet. Elmcroft Avenue currently functions more like a drive isle serving flag lots. As with dead-end streets, flag lot driveways longer than 300 feet require a turnaround, which has typically limited the design of flag lots to no more than three or four residences together. Future development of the unimproved parcels along Elmcroft Avenue will increase the number of dwelling units on that street, further worsening an existing non-conforming condition.

4. Dust impacts from the unpaved private road

Driving on Elmcroft Avenue, which is mostly unpaved, creates dust that impacts the surrounding properties. The majority of Elmcroft Avenue is slated to be paved by the adjoining property owners as a condition prior to the issuance of a certificate of occupancy for the last house built on that street. Paving of the road and future development of the undeveloped parcels will minimize dust impacts.

5. Construction noise

City of Cerritos residents complained about construction noise during early morning and late night hours, and called for consistent construction hours of operation between the two jurisdictions. Section 12.12.030 of the Los Angeles County Environmental Protection Code prohibits construction noise in residential areas on Sundays and between the hours of 8:00 p.m. to 6:30 a.m. Monday through Saturday. The City of Cerritos prohibits construction noise from 7:00 p.m. to 7:00 a.m. The County’s construction hours of operation are already fairly consistent with the City’s. Early morning or late evening construction noise outside the established hours of operation is an enforcement issue.

6. Review procedure for undersized parcels

The parcels created by License Survey Map 24-28 are only 1,562.5 square feet in area, which is 69% less than the minimum lot size of 5,000 square feet currently required for R-1 zoned parcels. Development of a single-family home with the minimum required 800 square feet of habitable space and two-car covered parking is infeasible without a yard modification. In cases like these, the Zoning Code authorizes the director of planning to grant yard modifications through a Director’s Review procedure where it is determined there is an unnecessary hardship. The yard modification procedure, as currently applied, does not include review of issues such as neighborhood compatibility or public health and safety; it only provides that a yard modification may be granted if there is a hardship. Therefore, the burden of proof for yard modifications only includes questions related to the hardship issue. A change to the review procedure for undersized parcels is needed to address issues of neighborhood compatibility and public health and safety.

OPTIONS

Staff investigated several alternatives to address review of substandard parcels, including a local approach, such as a community standards district and several countywide alternatives, such as changes to the yard modification procedure and the establishment of a new combining zone for substandard parcels. The following table provides a summary of the alternatives with a brief discussion of the pros and cons:

	Options	Pros	Cons
1	<p>Community Standards District for Cerritos Island</p> <p>Establish a community standards district (CSD) to address development of undersized parcels. A CSD could provide the following:</p> <ul style="list-style-type: none"> - Define substandard parcel as relates to the study area - Require a CUP for development on substandard parcels - Establish neighborhood compatibility standards, such as a height or story limit 	<ul style="list-style-type: none"> - Allows for tailored standards focused on this area - Would provide standards for development on the remaining vacant lots, and/or redevelopment that better integrates with the surrounding community 	<ul style="list-style-type: none"> - Adds a layer of regulation and another set of standards for staff to learn and implement - Would only apply to 137 parcels; only 18 parcels remain vacant
2	<p>Expand the yard modification burden of proof</p> <p>Yard modifications may be approved through a Director's Review procedure as outlined in Section 22.56.1690. Section 22.56.1690 requires that the director either approve, approve with conditions or deny a proposed modification based on the following principles:</p> <p>(1) the modification is in compliance with Title 22;</p> <p>(2) the modification is so arranged as to avoid traffic congestion, insure protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with</p>	<ul style="list-style-type: none"> - Additional information would be provided to evaluate impacts of the proposed modification - Although would only apply to proposals requesting a yard modification, most development proposals in the study area would require a yard modification due to the limited size of the lots 	<ul style="list-style-type: none"> - Only addresses issue of neighborhood compatibility as relates to yard modifications (loss of light and air); does not address other issues related to future development, such as height, number of stories, aesthetics, etc.

	Options	Pros	Cons
	good zoning practice; (3) the modification is suitable from the standpoint of functional developmental design.		
3	Amend Section 22.48.180 (Yard Modifications) to establish a limit on the amount of modification that can be requested through a director's review (i.e. 10% reduction in yard size), and to require a variance for any requests above the established threshold	<ul style="list-style-type: none"> - Provides additional level of review for yard modification requests that exceed the threshold while still providing the option for director's review for minor modifications - Addresses a problem with the current yard modification procedure (lack of review criteria) 	<ul style="list-style-type: none"> - Only addresses issue of neighborhood compatibility as relates to yard modifications (loss of light and air); does not address other issues related to future development, such as height, number of stories, aesthetics, etc.
4	Establish a new combining zone for substandard parcels (- SP); apply to Cerritos Island parcels <ul style="list-style-type: none"> - Define substandard as having less than 5,000 square feet in area - Require a CUP for parcels in the SP combining zone 	<ul style="list-style-type: none"> - Although countywide approach, would initially only be applied to Cerritos Island parcels - Would provide additional review for development on small parcels to address issues of neighborhood compatibility and health and safety impacts 	<ul style="list-style-type: none"> -Would create another zoning designation which would have to be addressed in the General Plan and the Zoning Ordinance Update -The proposed definition of substandard is specific to the Cerritos Island parcels, which may not be appropriate for other unincorporated areas -Requires further study

CONCLUSION AND RECOMMENDATION

The study area includes many legally created undersized lots, most of which are located on long dead-end streets with no turnarounds. One of the dead-end streets is a 20-foot wide private street that functions more like a driveway for flag lots than a street. Although the study area is primarily "built out," the recent replacement of five single-family homes straddling multiple lots with ten townhouse-style homes (one house per lot) indicates a potential for this type of redevelopment to continue, which would significantly increase the number of dwelling units served by the existing dead-end streets and further disrupt the character of the existing community.

Although the General Plan includes a number of policies related to review of substandard parcels to ensure such development does not result in significant public health and safety impacts to the surrounding community, in practice, residential development on legally created undersized parcels in the study area undergoes the same review procedure as development on

standard parcels, which does not include an analysis of neighborhood compatibility, or public health and safety impacts. Therefore, this study concludes that a change in the Zoning Code is needed to address review of residential development on legally created substandard parcels in the unincorporated community of Cerritos Island.

Staff investigated several alternatives to address review of substandard parcels. Staff found that the definition of substandard can vary from community to community, depending on the zoning designation, the minimum lot size required for that area, emergency access, environmental constraints, access to sewer, and neighborhood character. A uniform countywide approach could have uncontrolled/unintended consequences not yet analyzed and would require further study. A community standards district approach, on the other hand, would allow for the development of standards for projects within a defined geographic area that are not applicable throughout the entire unincorporated area. This approach has been used in other unincorporated areas with undersized parcels such as the Santa Monica Mountains North Area, the Malibu Coastal Zone and the Twin Lakes area.

A community standards district (CSD) for Cerritos Island could address the issues associated with development of the undersized parcels specific to the study area. A CSD could clearly define substandard as relates to the unincorporated Cerritos Island area and establish a more rigorous review procedure for yard modifications and development of single-family residences on substandard parcels. In addition, a CSD could establish a height limit in keeping with the character of the existing community. The review procedures and standards in the CSD can be developed with full community input.

Based on the conclusion of this study, the staff makes the following recommendation:

Instruct the Department of Regional Planning to prepare a community standards district to address development of undersized parcels in the unincorporated community of Cerritos Island.

APPENDICES

Appendix A: Cerritos Island Report, May 13, 2008

Appendix B: Urgency Ordinances

Appendix C: Licensed Surveyor Map 24-28

Appendix D: Form 195

Appendix E: Vacant Parcel Ownership Data

Appendix F: Year Built Map

Appendix G: Parcel Fabric Map

Appendix H: Aerial Survey

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Appendix A

Cerritos Island Report, May 13, 2008

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Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

Date: May 13, 2008

To: Supervisor Yvonne B. Burke, Chair
Supervisor Gloria Molina
Supervisor Zev Yaroslavsky
Supervisor Don Knabe
Supervisor Michael D. Antonovich

From: Bruce W. McClendon, FAICP
Director of Planning

**SUBJECT: RESPONSE TO BOARD MOTION REGARDING CERRITOS ISLAND
(April 15, 2008, Item 69-A)**

On April 15, 2008, at the suggestion of Supervisor Knabe, and on motion of Supervisor Yaroslavsky, the Director of Planning was instructed to review the development activity in the Cerritos Island, including pending applications and approvals for yard modifications, along with a comparison of County requirements for yard modifications with neighboring cities. The Director was also instructed to consult with County Counsel to determine if it is appropriate to adopt an interim urgency ordinance to either require a conditional use permit for yard modifications, or impose a temporary moratorium until such time that appropriate regulations are developed.

Pursuant to the Board motion, my staff has prepared the following report regarding Cerritos Island, which is the geographic area bounded by 166th Street to the North, Gridley Road to the East, 167th Street to the South, and Elmcroft Avenue to the West surrounded by the City of Norwalk to the north and City of Cerritos in all other directions. (See Attachments A and B) This constitutes our report back to your Board on this issue.

Should you have any questions or concerns, please contact me or Mr. John Calas of my staff at (213) 974-6431. Our office hours are 7:30 a.m. to 6:00 p.m., Monday through Thursday. We are closed on Fridays.

BWM:JC:np

C: Chief Executive Officer
Consumer Affairs
County Counsel
Executive Officer, Board of Supervisors
Director of Department of Public Works

EXECUTIVE SUMMARY

- Pending applications:
There are currently two pending applications:
 1. COC 200800087—Certificate of Compliance for vacant property on Graystone Avenue (APN 7016-021-035)
 2. CUP 200700085/ENV200700068—to continue church facilities, including residence for worship and operation of a preschool (APN 7016-015-086, 120)No plot plan or yard modification applications are currently pending for Cerritos Island.

- Approvals for yard modifications:
Since 1962, Regional Planning has approved 52 plot plan and yard modification applications within Cerritos Island.

- Comparison with neighboring cities:
Attachment C provides a summary of yard modification procedures for Los Angeles County, and the Cities of Cerritos, Artesia and Norwalk.

- Options per Consultation with County Counsel
 1. Maintain existing yard modification procedure.
 2. Maintain the existing yard modification procedure, but require a 500 foot radius notification instead of 100 feet.
 3. Instruct Regional Planning to prepare an urgency ordinance and review the appropriateness of a CSD for Cerritos Island and report back to the Board within 30 days regarding interim regulations for yard modification until a CSD or other regulatory procedure is developed.
 4. Instruct Regional Planning to change Section 22.48.180 of the Zoning Code to require a more rigorous yard modification process in all unincorporated areas and bring the revised ordinance change back to the Board for consideration.

- Regional Planning Recommendation:
Option two above is recommended as it can be implemented immediately and will vastly improve local notification to surrounding property owners increasing the potential for greater input from surrounding neighbors.

BACKGROUND

Zoning / General Plan Designation in Cerritos Island

The zoning of all parcels within Cerritos Island are in the R-1 (Single Family Residence) zone, except for four properties which are zoned R-2 (Two Family Residence). The properties in the R-2 zone are located at 11330-11360 166th Street and 16705-16715 Gridley Road (Assessor's Parcel Number 7016-015-120, 7016-015-088, 7016-015-083, and 7016-015-082). All the properties within Cerritos Island have a Countywide Land Use Policy of "1- Low Density Residential" (1-6 dwelling units per acre).

Existing County Setback Regulations in Cerritos Island

Front Yard Setback—*The Zoning Ordinance*, Title 22, states that the front yard setback may be modified if the lot is on sloping terrain. All parcels in Cerritos Island are on flat terrain. Thus, Title 22 does not permit front yard modifications in Cerritos Island by right. The submittal and approval of a discretionary Yard Modification procedure is needed for any modifications to setbacks.

Side Yard Setback—Per Section 22.48.100, the interior side yards on narrow parcels, where a lot of land is less than 50 feet in width, may have interior side yards equal to 10% of the average width, but in no event less than 3 feet in width. Many of the parcels in Cerritos Island are 25 feet in width. For these parcels, the required side yard setback is 3 feet only, without the need of a Yard Modification.

Rear Yard Setback— Per Section 22.48.110, rear yards on shallow parcels, where a lot of land is less than 75 feet in depth, may have a rear yard equal to 20% of the average depth, but in no event less than 10 feet in depth. Many of the parcels in Cerritos Island are 62.5 feet in depth. For these parcels, the required rear yard setback is 12.5 feet, without the need of a Yard Modification.

Height—Per Section 22.20.110, every residence and every other building or structure in Zone R-1 shall have a height of not to exceed 35 feet above grade, except for chimneys and rooftop antennas. The maximum height for buildings in Zone R-1 of Cerritos Island is 35 feet. A Variance procedure is required for any modification to the height requirement (Section 22.56, Part 2).

Building Code—Per consultation with the Los Angeles County Department of Public Works (Public Works), the Los Angeles County Building Code requires all habitable rooms to have a minimum height of 7.5 feet, excluding the ceiling floor joists and roof. Thus, a residence could potentially be three stories high and satisfy the permissible height of 35 feet, as required by the Zoning Ordinance.

Land Use Cases Pending with Regional Planning

Based on a query of our records, since 1962, Regional Planning has approved fifty-two Yard Modification applications within the Cerritos Island under the existing yard modification procedure. All of these yard modifications involved a modification to either the front yard, side yard or rear yard setback.

There are currently no pending Yard Modification cases filed in Cerritos Island with Regional Planning. There is one pending Certificate of Compliance application, submitted on April 1, 2008. This project is located along Graystone Avenue within a vacant lot (APN 7016-021-035). There is also a pending Conditional Use Permit (CUP) and the associated Environmental Initial Study Review (Project No. 2007-00999) proposed to continue a church facility, a residence for worship, and operation of a preschool located at 11330 166th Street.

Existing County Yard Modification Procedure

The yard modification procedure is a discretionary procedure that may allow for the modification of front, side and rear yard setbacks. Under Code Section 22.48.180, the director of planning or the county engineer, without notice or hearing, may grant a modification to yard or setback regulations required by the ordinance codified in this Title 22 or any other ordinance where topographic features, subdivision plans or other conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirements or setback line, except for the supplemental yards established contiguous to limited secondary highways which only may be modified in accordance with Section 22.48.115. The county engineer shall notify the director of planning of all modifications which the county engineer has granted.

The yard modification procedure within Regional Planning requires submittal of a Site Plan Review application, Yard Modification Burden of Proof, vicinity map depicting all buildings or structures within 500 feet of the subject property with similar setbacks to those being requested, photographs of these structures, an ownership radius map keyed to the ownership list, and gum labels containing contact address of all property owners located within the 100 feet of the subject property. The current application fee for a Yard Modification submittal is \$953.00. In instances where yard modifications are denied, the applicant may appeal to the Regional Planning Commission.

It is important to recognize that the lots in Cerritos Island were not created under today's more rigorous land division procedures and standards. The Cerritos Island lots were created in 1927 under an older process called a license survey map. Nevertheless, to insure the lots are legal, Regional Planning requires a Certificate of Compliance application for the lots in Cerritos Island.

Neighboring Jurisdictions- Yard Modification Procedures

To better understand how yard modifications are handled, the cities surrounding Cerritos Island were contacted. Unincorporated Cerritos Island has three neighboring Cities- City of Cerritos, City of Norwalk, and City of Artesia. Attachment C displays a summary of yard modification procedures utilized in these cities.

City of Artesia

Only the City of Artesia allows for an administrative modification process, similar to the County's Yard Modification Process. The City of Artesia allows for two application procedures for modifications to setback requirements. An Administrative Variance may be submitted if the proposal involves the encroachment into the side yard setback and only in limited situations. According to the City of Artesia's Zoning Code, such proposals may include the proposal of a detached garage or a storage room or recreation room attached to the garage which encroaches into the side yard setback and/or rear yard setback and the encroachment of a satellite antenna.

If the existing structure is not less than three feet from the side property line and the new addition is proposed to continue the same wall line, the applicant may apply for an Administrative Variance also. This application process does not require a fee but requires the submittal of environmental information along with the application. The property owners of the adjoining properties to the subject property would be notified of this application submittal and are given ten days to comment. A decision will be made regarding the modification at an in-house meeting. The process takes about one month to complete. Once a decision is made, the decision may be appealed to the Planning Commission, within an appeal period of ten days. For all other situations, a Variance application would be required. The application fee is \$470. The property owners within a 300-foot radius would be notified and the comment period is 10 days. The Variance process takes about two to three months to complete.

City of Cerritos and City of Norwalk

The City of Cerritos and the City of Norwalk allow for modifications to the setback requirement and other design standards through the submittal and approval of a Variance. The Variance process includes a public hearing with the Planning Commission.

For the City of Cerritos, the Variance application fee is \$200, plus \$100 for mandatory environmental review. The process takes about two months to complete and requires a 500-foot notification and a comment period of 10 days.

As for the City of Norwalk, the application fee is \$715.50 for the owner of the single family residence if he/she is the applicant. For all other applicants, the application fee is \$2,146.50. The process takes six to eight weeks to complete and requires a notification radius of 300 feet and a comment period of 10 days.

Height Requirements

With regards to the maximum height of residences, the City of Cerritos and City of Norwalk allow a maximum height of 35 feet, while the City of Artesia allows a maximum height of 30 feet. The permissible number of stories/floors within a single family residence for the City of Artesia and City of Cerritos is two, while the City of Norwalk allows for 2.5, permitting either an attic or basement.

Yard Modification for Undersized Lots in Cerritos Island

A typical undersized lot in Cerritos Island is 25 feet in width by 62.5 feet in length, for a total of 1,562.50 square feet in size. Without approval of a yard modification on such small lot, it would be impossible to build a single-family residence with a minimum livable floor area of 800 square feet and a two-car garage or car port (a minimum of 400 square feet). In addition, a highway dedication is sometimes required by Public Works. In the case of properties on Elmcroft Avenue, a 10-foot highway dedication is required from each property. This further reduces the buildable lot area. Consequently, building a second and third story, below the maximum height, is the only option left to satisfy the minimum livable floor area of 800 square feet. In other situations the yard modification or variance procedure is the only option possible other than leaving the lot vacant or merging it with an adjacent property.

Options

Regional Planning has consulted with the County Counsel on this matter and identified the following four options for Board consideration:

1. Maintain the existing yard modification procedure. The existing procedure has been utilized for many decades without significant problems or issues with a few isolated exceptions.
2. Maintain the existing yard modification procedure but revise the current Regional Planning policy of providing notice to surrounding properties to include notice to a 500-foot notification radius of surrounding property owners instead of the present 100-foot radius notification. This would provide greater opportunity for public input and can be easily accomplished internally within Regional Planning by changing notification policy.
3. Instruct Regional Planning to prepare an urgency ordinance for the Cerritos Island and report back to the Board within 30 days with interim regulations for yard modifications until a Community Standards District (CSD) or other regulatory procedure is developed. This CSD approach has been done in other unincorporated communities. For instance, in the unincorporated communities of Topanga and Altadena, the CSD requires a more rigorous process and review of setback modifications. The advantage of a CSD is that it allows for the development of special planning standards for development projects within a defined geographic area that are not applicable throughout the entire unincorporated area. Since the Cerritos Island is a unique area, this would be a nexus for developing a CSD. Regional Planning can study various options for a more rigorous review of yard modifications. Such option may include requiring a variance for modifying yard setbacks. The procedures for yard modification can be developed in the CSD with full community input.
4. Change Section 22.48.180 of the Zoning Code to require a more rigorous yard modification process. Such a change would be applicable to all unincorporated areas, except those areas within CSDs that have more specific yard modification provisions. This option is not preferred because the yard modification process continues to work well within many portions of the unincorporated area.

Recommendation

The Regional Planning recommendation is to consider option two above as it can be implemented immediately and will vastly improve local notification of surrounding neighbors who are the most impacted when a yard setback modification is authorized.

Attachment A: Properties with Yard Modification cases (highlighted blue)

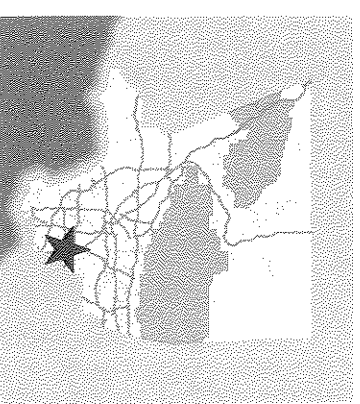
Printed On: May 13, 2008

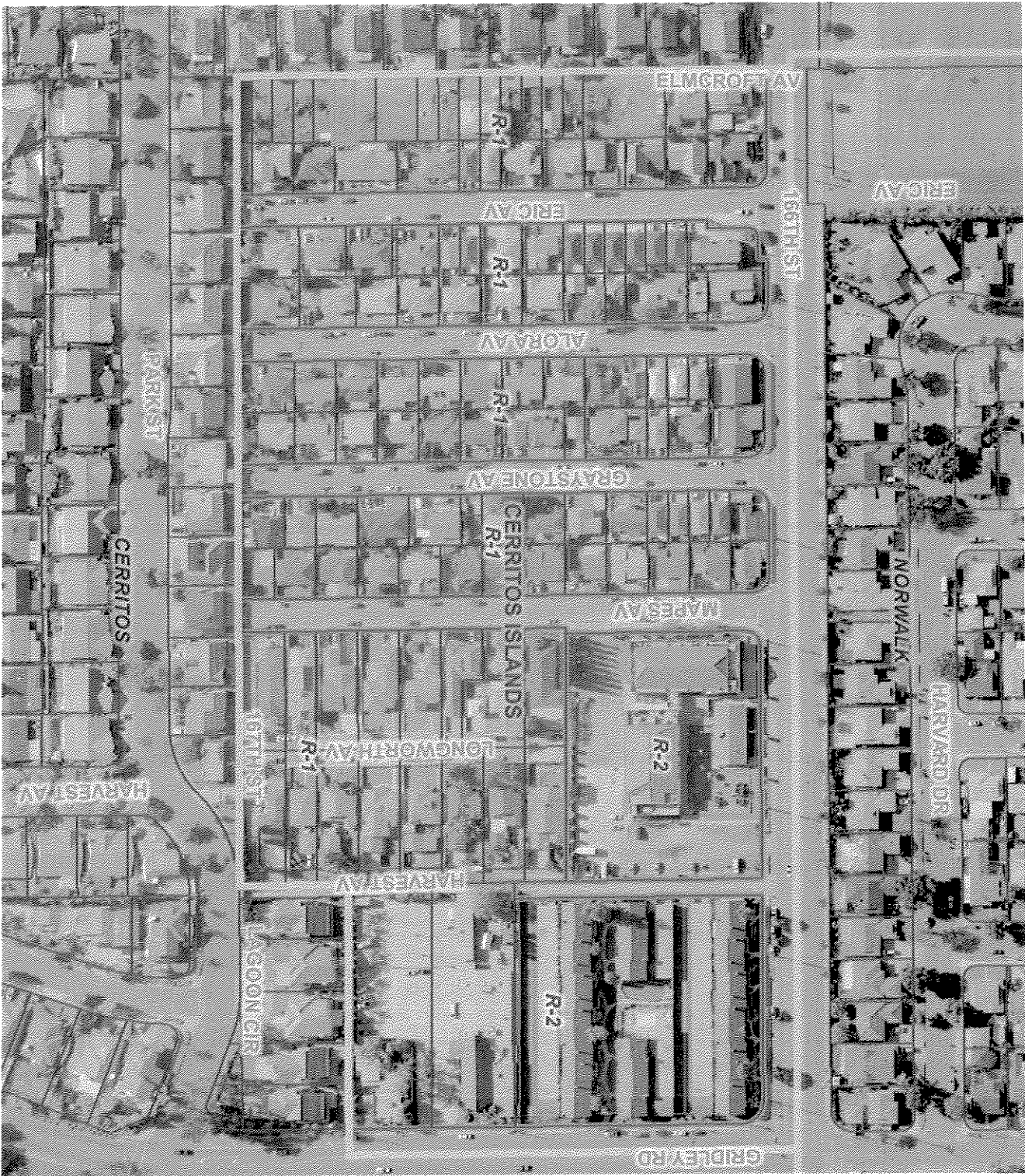


Legend

- Partial Boundary
- Zoning
- Zone A-1
- Zone A-2
- Zone B-1
- Zone B-2
- Zone C-1
- Zone C-2
- Zone C-3
- Zone C-4
- Zone C-5
- Zone C-6
- Zone C-7
- Zone C-8
- Zone C-9
- Zone C-10
- Zone D-1
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- Zone D-3
- Zone D-4
- Zone D-5
- Zone E-1
- Zone E-2
- Zone E-3
- Zone E-4
- Zone E-5
- Zone E-6
- Zone E-7
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- Zone F-1
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- Zone Z-6
- Zone Z-7
- Zone Z-8
- Zone Z-9
- Zone Z-10
- Partial Boundary
- Highway
- Arterial Street
- Freeway
- Master Plan of Highways
- Expressway - (E)
- Expressway - (S)
- Int. Secondary Highway - (S)
- Int. Secondary Highway - (N)
- Primary - (P)
- Primary - (N)
- Major Highway - (M)
- Major Highway - (S)
- Major Highway - (N)
- Secondary Highway - (S)
- Secondary Highway - (N)
- 1155 VETERANS PLYWOODS
- Railroad or Road Tract
- Rapid Transit
- Underground Rapid Transit
- Significant Ridges
- Significant CSD Boundary
- Significant Ecological Area
- SanMNA Significant
- Census Tract (2000)
- Assessor Map Book (AMB) Box
- Zoning Index Map Grid
- USGS Quad Street Grid
- USGS Quad Street Grid
- USGS Quad Street Grid
- USGS Quad Street Grid
- Very High Fire Hazard Severity Zone
- Community Standards District
- ESHA (Coast Only)
- ESHA (Coast Only)
- Significant Ecological Area
- Section Line
- National Forest (GNF)
- Redwood District (RD)
- Garbajosa District (GD)
- Zone District (ZD)
- Supervisory District Boundary
- Safety Related Stations (From TB)
- Fire Station
- Highway Patrol
- Police Station
- Major Station
- Street Station
- Inland Waterbody
- Perennial
- Intermittent
- Dry

Note: This is a quick legend which includes only a portion of layers. To get full legend, please use "Display Map Legend" on the top left side of screen.

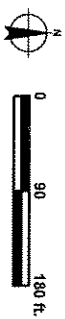
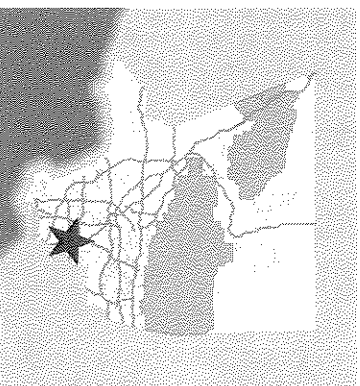




Legend

- | | |
|----------------------------------|---|
| Parcel Boundary | Zoning (Boundary) |
| Arroyal Street | Zone A-1 |
| Highway | Zone A-2 |
| Freeway | Zone B-1 |
| Master Plan of Highways | Zone B-2 |
| Expressway - (E) | Zone C-2 |
| Ltd. Secondary Highway - (L) | Zone C-3 |
| Primary - (P) | Zone C-H |
| Major Highway - (M) | Zone C-D |
| Major Highway - (M) | Zone C-R |
| Major Highway - (M) | Zone D-1 |
| Secondary Highway - (S) | Zone M-1-5 |
| Expressway - (E) Proposed | Zone M-2 |
| Railroad or Rapid Transit | Zone M-3 |
| Rapid Transit | Zone M-C |
| Underground Rapid Transit | Zone O-S |
| Significant Ridges | Zone P-R |
| Ocean CSO Boundary | Zone R-1 |
| Ocean CSO Boundary | Zone R-3-1Y |
| OSHA Significant | Zone R-4-1Y |
| Ocean Trest (OCT) | Zone R-4 |
| Zoning Index Map Grid | Zone R-D |
| Zoning Map Grid | Zone R-P |
| CBSA Quad Sheet Grid | Zone S-P |
| 1B National Quad Grid | Zone SK-0 |
| Very High Fire Hazard Severity | Zone W |
| Zone | Language Policy (Not in Community Plan) |
| Community Standards District | 1 - Low Density Residential (1 to 6 units) |
| OGD Area Specific Boundary | 2 - Low-Density Density (1 to 6 units) |
| OSHA (Coast Only) | 3 - Medium Density Residential (13 to 22 units) |
| Significant Ecological Area | 4 - High Density Residential (22 or more units) |
| SRA | 5 - Medium Density Residential (13 to 22 units) |
| Township and Range | 6 - High Density Residential (22 or more units) |
| National Forest | 7 - Medium Density Residential (13 to 22 units) |
| Eastern District (EOD) | 8 - Open Space |
| Escondido Trest District (ETD) | P - Public and Semi-Public |
| San Joaquin District (SJD) | I - Major Industrial |
| Zoned District (ZD) | S - Non-Urban |
| Geometrical District Boundary | TC - Transpedeona Corridor |
| Safety Related Station (Furn TB) | Inland Waterbody |
| Fire Station | Elemental |
| Highway Patrol | District |
| Police Station | B1 |
| Rapid Station | |
| Sheriff Station | |

Note: This is a scale legend, which includes only a portion of layers. To see all layers, please use Desktop Map Legend tab on the top left side of screen.



**ATTACHMENT C
YARD MODIFICATION PROCEDURES--COMPARISON WITH SURROUNDING JURISDICTIONS**

Jurisdiction	Height Limitations	Modifications Allowed	Notification	Cost	Timeline
Cerritos	35' (two stories max)	Variance (Planning Commission)	500' radius	\$200 (and \$100 for environmental review)	Approximately 2 months
Artesia	SFR- 30' (two stories max) accessory- 17' (1 story max)	Variance (Planning Commission)	Var- 300' radius	Variance \$470	Approximately 2-3 months
		Administrative Variance (for side and rear yard setback reductions in order to accommodate for a new garage... other cases include: following existing wall lines or additions to garages... determined by staff on a case by case basis)	Adjacent owners (touching properties)	No fee	Approximately 1 month
Norwalk	35' or two and a half stories... whichever is less (half = attic or basement)	Variance (Planning Commission)	300' radius 10 days	\$715.50 for owner occupied sfr \$2,146.50 for all others	Approximately 6-8 weeks
	35'	Discretionary: Variance (Planning Commission) modification to other standards beside Yard Section	500' radius--30 days	\$5,546	Approximately 9-12 months
Los Angeles County	35'	Administrative Yard Modification Application (for modification to Yard Section)	100' radius--15 days	\$953	Approximately 6-8 weeks

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Appendix B

Urgency Ordinances

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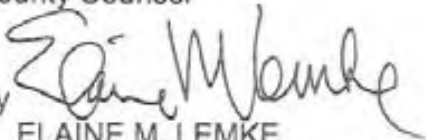
ANALYSIS

This interim ordinance temporarily regulates the development of all residentially-zoned parcels improved, or to be improved, with residential buildings in the unincorporated Cerritos Island area bounded by 166th Street to the north, Gridley Road to the east, 167th Street to the south and Elmcroft Avenue to the west, by requiring a conditional use permit for buildings and building additions that exceed 26 feet in height and for yard modifications other than for fences or walls which are located within required setbacks.

This ordinance is an urgency measure and requires a four-fifths vote by the Board of Supervisors for adoption.

This ordinance expires forty-five (45) days after its adoption, unless extended pursuant to section 65858 of the Government Code.

RAYMOND G. FORTNER, JR.
County Counsel

By 
ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

EML:di

5/27/08 (requested)

5/28/08 (revised)

ORDINANCE NO. 2008-0027U

An interim ordinance temporarily regulating the use of all residential buildings on residentially-zoned parcels in the unincorporated Cerritos Island area bounded by 166th Street to the north, Gridley Road to the east, 167th Street to the south and Elmcroft Avenue to the west, and declaring the urgency thereof.

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

SECTION 1. Interim prohibition.

No residential buildings or residential building additions which exceed 26 feet in height shall be constructed and no yard modifications except for fences or walls located within required setbacks shall be permitted on any property improved, or proposed to be improved, with a residential building that: (1) is located within the area described in Section 6, below; and (2) is zoned for residential use as defined in Title 22 of the Los Angeles County Code, unless a conditional use permit is first issued in accordance with the procedures set forth in Part 1 of Chapter 22.56 of said Title 22.

SECTION 2. Authority.

Section 65858 of the Government Code provides that any urgency measure in the form of an initial interim ordinance may be adopted without prior public notice by a four-fifths vote of the board of supervisors, which shall be effective for only forty-five (45) days following its adoption. Section 65858 of the Government Code further provides that such an urgency measure may be extended, following compliance with that section, for up to an additional twenty-two (22) months, fifteen (15) days beyond the original forty-five (45) day period.

SECTION 3. Definitions and penalties.

The definitions and penalties for land use violations that are prescribed in Title 22 of the Los Angeles County Code shall apply to the interpretation and violations of the provisions of this interim ordinance.

SECTION 4. Zoning study to be initiated, determination of immediate threat.

The Los Angeles County Regional Planning Department ("Planning Department") intends to conduct a comprehensive zoning study to review all residentially-zoned properties in the affected Cerritos Island area to consider a possible permanent zoning ordinance amendment. The Planning Department plans to study development standards in the area to, among other things, assess the heights and yard sizes for buildings and street access issues. The affected area includes many substandard lots in terms of size and many parcels are located on substandard streets. Residential development in the Cerritos Island area and surrounding communities has a certain character in terms of yard size and building heights. Generally, in the past, development accounted for the size of the lots and impacts on neighboring properties and the buildings constructed were consistent with the character of the community. More recently, however, buildings built to near the maximum height limit and with less than required setbacks have been constructed which are not compatible with other homes in the area and out of character with the surrounding community. Also, at least one street in the Cerritos Island area is substandard in width, raising, among other things, and questions related to fire safety. Allowing residential buildings or residential

building additions that exceed 26 feet in height and permitting yard modifications for residential buildings in the affected area to proceed without the oversight provided by the review process for a conditional use permit may negatively impact and detract from the physical appearance, conditions, and character of the area and may impact fire safety. Unless this interim ordinance takes immediate effect as provided for herein, an irreversible incompatibility of land uses might reasonably occur as a result of the approval of additional subdivisions, variances, building permits, site plans, yard modifications, or other applicable entitlements, all to the detriment of the public health, safety, and welfare. Accordingly, the board of supervisors finds that there is a current and immediate threat to the public health, safety, or welfare, and that the approval of additional subdivisions, variances, building permits, site plans, yard modifications, or other applicable entitlements for use would result in that threat to the public health, safety, or welfare absent implementation of the restrictions contained in this ordinance. If this interim ordinance does not take immediate effect, uses that may be in conflict with any permanent amendment to the zoning code for the affected Cerritos Island area that may be adopted as a result of the Planning Department study may be established, and these uses may continue after any permanent rezoning of the properties described in Section 6.

SECTION 5. Severability.

If any provision of this interim ordinance or the application thereof to any person, property, or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provisions or application, and, to this end, the provisions of the interim ordinance are hereby declared to be severable.

SECTION 6. Area of applicability.

This interim ordinance applies to parcels in the unincorporated Cerritos Island area bounded by 166th Street to the north, Gridley Road to the east, 167th Street to the south and Elmcroft Avenue to the west. This area is surrounded by the City of Norwalk to the north and the City of Cerritos in all other directions.

SECTION 7. Urgent need.

This interim ordinance is urgently needed for the immediate preservation of the public health, safety, and welfare, and it shall take effect immediately upon adoption, and it shall be of no further force and effect forty-five (45) days following the date of its adoption unless extended in accordance with the provisions set forth in section 65858 of the Government Code.

(CERRITOSISLANDURGORD)

SECTION 8. This ordinance shall be published in The Metropolitan News a newspaper printed and published in the County of Los Angeles.



Yvonne B. Burke
Chair

ATTEST:

Sachi A. Hamai
Sachi A. Hamai
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that at its meeting of June 10, 2008 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

Ayes
Supervisors Gloria Molina
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Yvonne B. Burke

Noes
Supervisors None

Effective Date: June 10, 2008
Operative Date: _____

Sachi A. Hamai
Sachi A. Hamai
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

SACHI A. HAMAI
Executive Officer
Clerk of the Board of Supervisors

By [Signature]
Deputy



APPROVED AS TO FORM:
RAYMOND G. FORTNER, JR.
County Counsel


By Leela Kapur
Leela Kapur
Chief Deputy County Counsel

ANALYSIS

This ordinance extends Interim Ordinance No. 2008-0027U for a maximum period of 10 months and 15 days to June 9, 2009. Interim Ordinance No. 2008-0027U, adopted on June 10, 2008, temporarily regulates the development of all residentially-zoned parcels improved, or to be improved, with residential buildings in the unincorporated Cerritos Island area bounded by 166th Street to the north, Gridley Road to the east, 167th Street to the south, and Elmcroft Avenue to the west, by requiring a conditional use permit for buildings and building additions that exceed 26 feet in height and for yard modifications other than for fences or walls which are located within required setbacks.

This extension ordinance is an urgency measure which requires a public hearing and a four-fifths vote by the Board of Supervisors for adoption.

RAYMOND G. FORTNER, JR.
County Counsel

By 

ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

EML:vn

7/10/08 (requested)

7/10/08 (revised)

ORDINANCE NO. 2008-0038U

An ordinance extending Interim Ordinance No, 2008-0027U, temporarily regulating the use of all residential buildings on residentially-zoned parcels in the unincorporated Cerritos Island area bounded by 166th Street to the north, Gridley Road to the east, 167th Street to the south, and Elmcroft Avenue to the west, declaring the urgency thereof, and that this ordinance will take effect on July 25, 2008.

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

SECTION 1. Interim prohibition.

Pursuant to section 65858 of the Government Code, the board of supervisors having held a public hearing, hereby extends Interim Ordinance No. 2008-0027U to June 9, 2009. Interim Ordinance No. 2008-0027U provided, and this extension similarly provides, that no residential buildings or residential building additions which exceed 26 feet in height shall be constructed and no yard modifications except for fences or walls located within required setbacks shall be permitted on any property improved, or proposed to be improved, with a residential building that: (1) is located within the area described in Section 6, below; and (2) is zoned for residential use as defined in Title 22 of the Los Angeles County Code, unless a conditional use permit is first issued in accordance with the procedures set forth in Part 1 of Chapter 22.56 of said Title 22.

SECTION 2. Adoption and expiration of initial interim ordinance; authority.

Interim Ordinance No. 2008-0027U was adopted on June 10, 2008. Unless this ordinance takes effect on or before July 25, 2008, Interim Ordinance No. 2008-0027U

will expire. California Government Code section 65858 provides that any urgency measure in the form of an initial interim ordinance may be adopted without following the procedures otherwise required prior to adoption of a zoning ordinance, by a four-fifths vote of the board of supervisors, which shall be effective for only forty-five (45) days following its adoption. Government Code section 65858 further provides that such an urgency measure may be extended, following compliance with that section, for an additional 10 months and 15 days beyond the original 45-day period, and it can be extended a second time for an additional year.

SECTION 3. Definitions and penalties.

The definitions and penalties for land use violations that are prescribed in Title 22 of the Los Angeles County Code shall apply to the interpretation and to violations of the provisions of this interim ordinance.

SECTION 4. Zoning study initiated, determination of immediate threat.

The Los Angeles County Regional Planning Department ("Planning Department") has commenced a comprehensive zoning study to review all residentially-zoned properties in the affected Cerritos Island area to consider a possible permanent zoning ordinance amendment. The Planning Department study will review development standards in the area to, among other things, assess the heights and yard sizes for buildings and street access issues. The affected area includes many substandard lots in terms of size and many parcels are located on substandard streets. Residential development in the Cerritos Island area and surrounding communities has a certain

character in terms of yard size and building heights. Generally, in the past, development accounted for the size of the lots and impacts on neighboring properties and the buildings constructed were consistent with the character of the community. More recently, however, buildings near the maximum height limit, and with less than required setbacks, have been constructed which are not compatible with other homes in the area and are out of character with the surrounding community. Also, at least one street in the Cerritos Island area is substandard in width raising, among other things, questions related to fire safety. Allowing residential buildings, or residential building additions, that exceed 26 feet in height and permitting yard modifications for residential buildings in the affected area to proceed without the oversight provided by the review process for a conditional use permit may negatively impact and detract from the physical appearance, conditions, and character of the area and may impact fire safety. Unless this interim ordinance is extended as provided for herein, an irreversible incompatibility of land uses might reasonably occur as a result of the approval of additional subdivisions, variances, building permits, site plans, yard modifications, or other applicable entitlements, all to the detriment of the public health, safety, and welfare. Accordingly, the board of supervisors finds that there is a current and immediate threat to the public health, safety, or welfare, and that the approval of additional subdivisions, variances, building permits, site plans, yard modifications, or other applicable entitlements for use would result in that threat to the public health, safety, or welfare absent extension of the restrictions contained in Interim Ordinance No. 2008-0027U. If this interim ordinance does not take on July 25, 2008, uses that

may be in conflict with any permanent amendment to the zoning code for the affected Cerritos Island area that may be adopted as a result of the Planning Department study may be established, and these uses may continue after any permanent re-zoning of the properties described in Section 6.

SECTION 5. Severability.

If any provision of this interim ordinance extension or the application thereof to any person, property, or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provisions or application, and, to this end, the provisions of the interim ordinance are hereby declared to be severable.

SECTION 6. Area of applicability.

This interim ordinance applies to parcels in the unincorporated Cerritos Island area bounded by 166th Street to the north, Gridley Road to the east, 167th Street to the south, and Elmcroft Avenue to the west. This area is surrounded by the City of Norwalk to the north and the City of Cerritos in all other directions.

SECTION 7. Urgent need.

This interim ordinance extension is urgently needed for the immediate preservation of the public health, safety, and welfare, and it shall take effect on July 25, 2008, and it shall be of no further force and effect 10 months and 15 days following the date of its taking effect unless further extended in accordance with the provisions set forth in Government Code section 65858.

[CERRITOSURGORDEXTELCC]

SECTION 8. This ordinance shall be published in The Metropolitan News a newspaper printed and published in the County of Los Angeles.



Yvonne B. Burke
Chair

ATTEST:

Sachi A. Hamai
Sachi A. Hamai
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that at its meeting of July 22, 2008 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

Ayes
Supervisors Gloria Molina
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Yvonne B. Burke

Noes
Supervisors None

Effective Date: July 25, 2008

Operative Date: _____

Sachi A. Hamai
Sachi A. Hamai
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

SACHI A. HAMAI
Executive Officer
Clerk of the Board of Supervisors

By [Signature]
Deputy



APPROVED AS TO FORM:
RAYMOND G. FORTNER, JR.
County Counsel

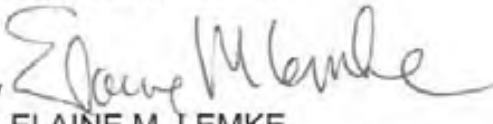
By Leela Kapur
Leela Kapur
Chief Deputy County Counsel

ANALYSIS

This ordinance extends Interim Ordinance No. 2008-0027U, as previously extended by Interim Ordinance No. 2008-0038U, for a maximum period of one year to June 9, 2010. This extension ordinance temporarily regulates the development of all residentially-zoned parcels improved, or to be improved, with residential buildings in the unincorporated Cerritos Island area bounded by 166th Street to the north, Gridley Road to the east, 167th Street to the south, and Elmcroft Avenue to the west, by requiring a conditional use permit for buildings and building additions that exceed 26 feet in height and for yard modifications other than for fences or walls which are located within required setbacks. Interim Ordinance No. 2008-0027U, as extended by Interim Ordinance No. 2008-0038U, is scheduled to expire on June 9, 2009, unless extended pursuant to Government Code section 65858.

This extension ordinance is an urgency measure which requires a public hearing and a four-fifths vote by the Board of Supervisors for adoption. It is the last extension of the urgency ordinance allowed under Government Code section 65858.

ROBERT E. KALUNIAN
Acting County Counsel

By 
ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

EML:vn

05/12/09 (requested)

05/13/09 (revised)

HOA.611538.1

ORDINANCE NO. 2009-0019U

An ordinance extending Interim Ordinance No. 2008-0027U, as previously extended by Interim Ordinance No. 2008-0038U, temporarily regulating the use of all residential buildings on residentially-zoned parcels in the unincorporated Cerritos Island area bounded by 166th Street to the north, Gridley Road to the east, 167th Street to the south, and Elmcroft Avenue to the west, declaring the urgency thereof, and that this ordinance will take effect on June 9, 2009.

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

SECTION 1. Interim prohibition.

Pursuant to section 65858 of the Government Code, the Board of Supervisors, having held a public hearing, hereby extends Interim Ordinance No. 2008-0027U, as previously extended by Interim Ordinance No. 2008-0038U, to June 9, 2010. Interim Ordinance No. 2008-0027U and Interim Ordinance No. 2008-0038U provided, and this extension similarly provides, that no residential buildings or residential building additions which exceed 26 feet in height shall be constructed and no yard modifications except for fences or walls located within required setbacks shall be permitted on any property improved, or proposed to be improved, with a residential building that: (1) is located within the area described in Section 6, below; and (2) is zoned for residential use as defined in Title 22 of the Los Angeles County Code, unless a conditional use permit is first issued in accordance with the procedures set forth in Part 1 of Chapter 22.56 of said Title 22.

SECTION 2. Adoption and expiration of initial interim ordinance; authority.

Interim Ordinance No. 2008-0027U was adopted on June 10, 2008, and was subsequently extended for ten (10) months and fifteen (15) days by Interim Ordinance No. 2008-0038U. Unless this second extension ordinance takes effect on or before June 9, 2009, Interim Ordinance No. 2008-0027U will expire. California Government Code section 65858 provides that any urgency measure in the form of an initial interim ordinance may be adopted without following the procedures otherwise required prior to adoption of a zoning ordinance, by a four-fifths vote of the Board of Supervisors, which shall be effective for only forty-five (45) days following its adoption. Government Code section 65858 further provides that such an urgency measure may be extended, following compliance with that section, for an additional ten (10) months and fifteen (15) days beyond the original forty-five (45)-day period, and it may be extended a second time for an additional year.

SECTION 3. Definitions and penalties.

The definitions and penalties for land use violations that are prescribed in Title 22 of the Los Angeles County Code shall apply to the interpretation and to violations of the provisions of this interim ordinance.

SECTION 4. Zoning study initiated, determination of immediate threat.

The Los Angeles County Regional Planning Department ("Planning Department") has undertaken a comprehensive zoning study to review all residentially-zoned properties in the affected Cerritos Island area to consider a possible permanent zoning ordinance amendment. The Planning Department has reviewed development standards in the area to, among other things, assess the heights and yard sizes for buildings and street access issues. The affected area includes many substandard lots in terms of size and many parcels are located on substandard streets. Residential development in the Cerritos Island area and surrounding communities has a certain character in terms of yard size and building heights. Generally in the past, development accounted for the size of the lots and impacts on neighboring properties and the buildings constructed were consistent with the character of the community. More recently, however, buildings near the maximum height limit, and with less than required setbacks, have been constructed which are not compatible with other homes in the area and are out of character with the surrounding community. Also, at least one street in the Cerritos Island area is substandard in width raising, among other things, questions related to fire safety. Allowing residential buildings or residential building additions that exceed twenty-six (26) feet in height and permitting yard modifications for residential buildings in the affected area to proceed without the oversight provided by the review

process for a conditional use permit, may negatively impact and detract from the physical appearance, conditions, and character of the area and may impact fire safety. Unless Interim Ordinance No. 2008-0027U, as extended by Interim Ordinance No. 2008-0038U, is further extended as provided for herein, an irreversible incompatibility of land uses might reasonably occur as a result of the approval of additional subdivisions, variances, building permits, site plans, yard modifications, or other applicable entitlements, all to the detriment of the public health, safety, and welfare. Accordingly, the Board of Supervisors finds that there is a current and immediate threat to the public health, safety, or welfare, and that the approval of additional subdivisions, variances, building permits, site plans, yard modifications, or other applicable entitlements for use would result in that threat to the public health, safety, or welfare absent extension of the restrictions contained in Interim Ordinance No. 2008-0027U as previously extended by Interim Ordinance No. 2008-0038U. If this interim ordinance does not take effect on June 9, 2009, uses that may be in conflict with any permanent amendment to the zoning code for the affected Cerritos Island area that may be adopted as a result of the Planning Department study may be established, and these uses may continue after any permanent re-zoning of the properties described in Section 6.

SECTION 5. Severability.

If any provision of this interim ordinance extension or the application thereof to any person, property, or circumstances is held invalid, such invalidity shall not affect

other provisions or applications of the ordinance which can be given effect without the invalid provisions or application, and, to this end, the provisions of the interim ordinance are hereby declared to be severable.

SECTION 6. Area of applicability.

This interim ordinance applies to parcels in the unincorporated Cerritos Island area bounded by 166th Street to the north, Gridley Road to the east, 167th Street to the south, and Elmcroft Avenue to the west. This area is surrounded by the City of Norwalk to the north and the City of Cerritos in all other directions.

SECTION 7. Urgent need.

This interim ordinance extension is urgently needed for the immediate preservation of the public health, safety, and welfare and it shall take effect on June 9, 2009, and it shall be of no further force and one year following the date of its taking effect.

[CERRITOSURGORDEXT062009ELCC]

SECTION 8. This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.



Don Knabe
Chairman

ATTEST:

Sachi A. Hamai
Sachi A. Hamai
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that at its meeting of June 2, 2009 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

Ayes
Supervisors Gloria Molina
Zev Yaroslavsky
Michael D. Antonovich
Don Knabe

Noes
Supervisors None

Effective Date: Pursuant to Section 7.

Operative Date: _____

Sachi A. Hamai
Sachi A. Hamai
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

SACHI A. HAMAI
Executive Officer
Clerk of the Board of Supervisors

By [Signature]
Deputy



APPROVED AS TO FORM:
ROBERT KALUNIAN
Acting County Counsel

By Leela Kapur
Leela Kapur
Chief Deputy County Counsel

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Appendix C

Licensed Surveyor Map 24-28

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The bearing of CLEARWATER ROAD as shown on map filed in Book 15, page 25, Records of Surveys was taken as the basis of the bearings used on this map.

LICENSED SURVEYORS MAP

OF

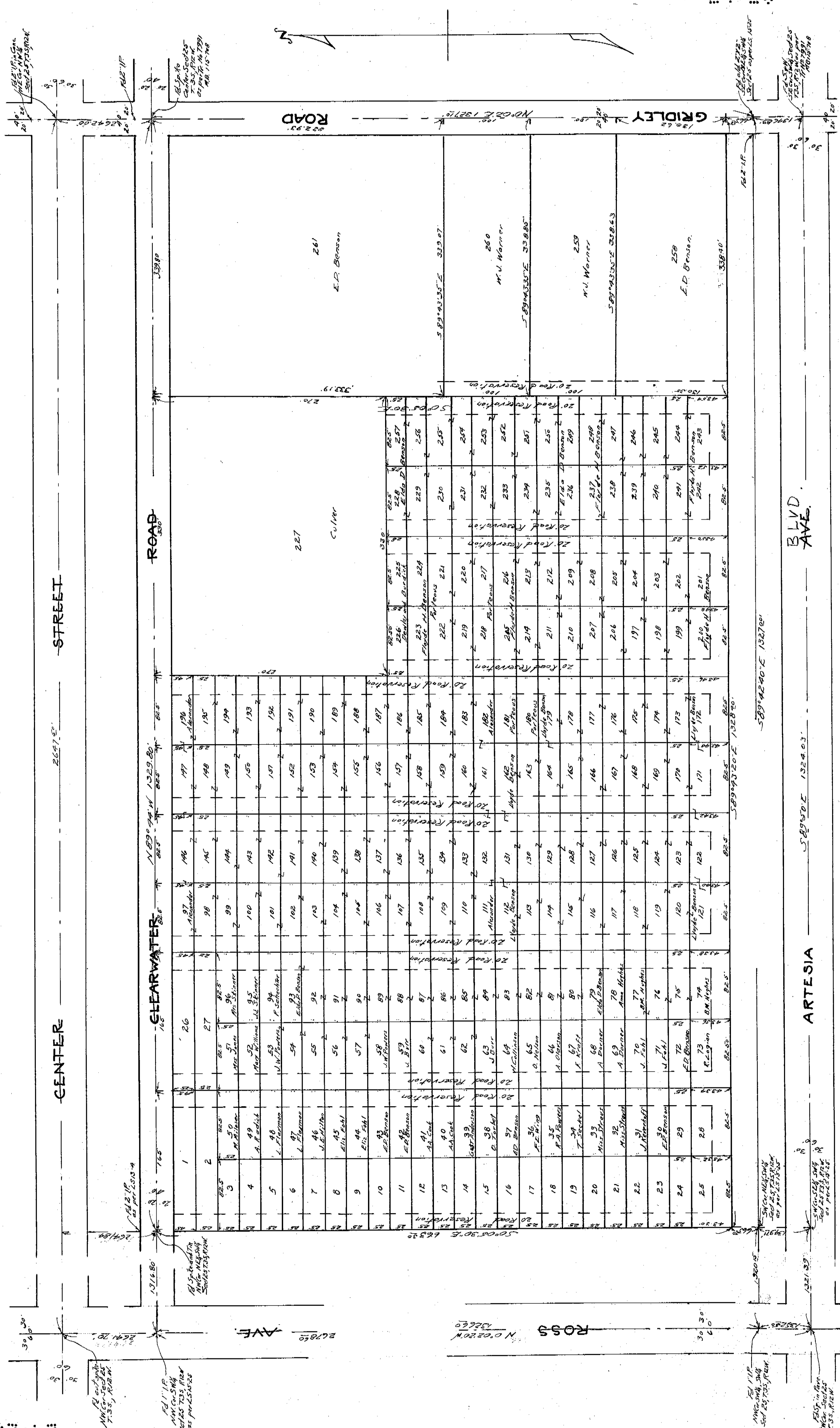
N 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 25, T.3S., R.12W., IN THE RANCHO LOS COYOTES, LOS ANGELES CO., CALIFORNIA.

E.D., FLOYDE AND FLOYDE BENSON, et al, OWNERS.

DEC 1927 J.M. Kemmerer, Engr Scale 1"=60'

I hereby certify that I am a licensed Surveyor of the State of California, and that this map correctly represents a survey made under my supervision Dec. 1927, and that the monuments shown hereon actually exist and their positions are correctly shown, and that said survey shows the boundaries of the land and its relation to adjoining lands and streets and any encroachments, if any.

Licensed Surveyor



ELIIP
M.C. 1111
S.W. 1/4 Sec 25, T.3S., R.12W.
as per 25735-9

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S.W. 1/4 Sec 25, T.3S., R.12W.
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as per 25735-9

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Appendix D

Form 195

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

FORM 195
Rev. 04/03

Information on Fire Flow Availability for Building Permit

For Single Family Dwellings (R-3)

INSTRUCTIONS:

Complete parts I, II (A) when:

Verifying fire flow, fire hydrant location and fire hydrant size.

Complete parts I, II (A), & II (B) when:

For buildings equipped with fire sprinkler systems, and/or private on-site fire hydrants.

**PROJECT INFORMATION
(To be Completed by Applicant)**

PART I

Building Address: _____

City or Area: _____

Nearest Cross Street: _____

Distance of Nearest Cross Street: _____

Property Owner: _____ Telephone: () _____

Address: _____

City: _____ Zip Code _____

Occupancy (Use of Building): _____ Sprinklered: Yes No

Type of Construction _____

Square Footage: _____ Number of Stories: _____

Present Zoning: _____

Applicant's Signature

Date

PART II (A) INFORMATION ON FIRE FLOW AVAILABILITY
(Part II to be completed by Water Purveyor)

The distance from the fire hydrant to the property line is _____
feet via vehicular access. The fire flow services will be rendered from a _____
inch diameter water main. The hydrant is located on _____
_____ (Street)
_____ of _____
(Feet) (Direction) (Nearest Cross - Street)

Under normal operating conditions the fire flow available from this _____
hydrant is _____ GPM at 20 PSI residual for 2 hours at _____ PSI Static
(Size)

PART II (B) SPRINKLERED BUILDINGS ONLY

Detector Location:(check one) Above Grade Below Grade Either
Backflow protection required (fire sprinklers/private hydrant): Yes No
Type of Protection Required:(check one)
Double Check Detector Assembly Reduced Pressure Principal Detector Assembly
Other _____ Domestic Meter Size _____

PART II (C)

Water Purveyor Signature

Date Title

PART III Conditions for Approval by the Building Department
(To be Completed by Building Department)

The building permit may be issued for single family dwellings when the above information is complete and shows that the following minimum requirements are met and the property is not in the Very High Fire Hazard Severity Zone.

The water system is capable of delivering at least 1250 GPM at 20 PSI for two hours.

The distance from the structure to the fire hydrant does not exceed 450 feet via vehicular access.

The proposed construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide, paved with concrete or asphalt and does not exceed 15% grade.

APPROVED BY DATE OFFICE

This Information is Considered Valid for Twelve Months

Where the water service does not meet the above requirements for approval by the **Building Department, Fire Prevention Division** approval of the site plan will be required before a Building Permit can be issued by the **Building Department.**

Appendix E

Vacant Parcel Ownership Data

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**Cerritos Island
Vacant Parcel Ownership Data**

Assessor Parcel Number	Street	Owner	Owns Contiguous Parcel
7016014071	Elmcroft	Loyd & Loyd Development	Yes
7016014072	Elmcroft	Loyd & Loyd Development	Yes
7016014010	Elmcroft	Loyd & Loyd Development	Yes
7016014052	Elmcroft	R. Zohrabian	No
7016014053	Elmcroft	J. Obayashi	No
7016014013	Elmcroft	Loyd & Loyd Development	No
7016014016	Elmcroft	C. Bessler	No
7016014017	Elmcroft	F. Ramos	No
7016014022	Elmcroft	B. Perry	Yes
7016014023	Elmcroft	B. Perry	Yes
7016014024	Elmcroft	B. Perry	Yes
7016014025	Elmcroft	S. Jandial	No
7016014025*	Elmcroft	B. Perry	-
7016014034*	Eric	B.Perry	-
7016019016	Graystone	S. Cortez	No
7016021035	Graystone	S. Jandial	No
7016021049	Mapes	Federal Home Loan Mortgage	Yes
7016021050	Mapes	Federal Home Loan Mortgage	Yes
7016021001	Mapes	G. Garcia	No

*Parcel located in the designated road reservation

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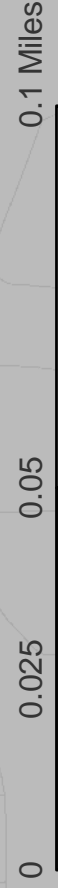
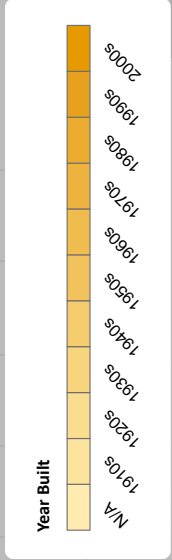
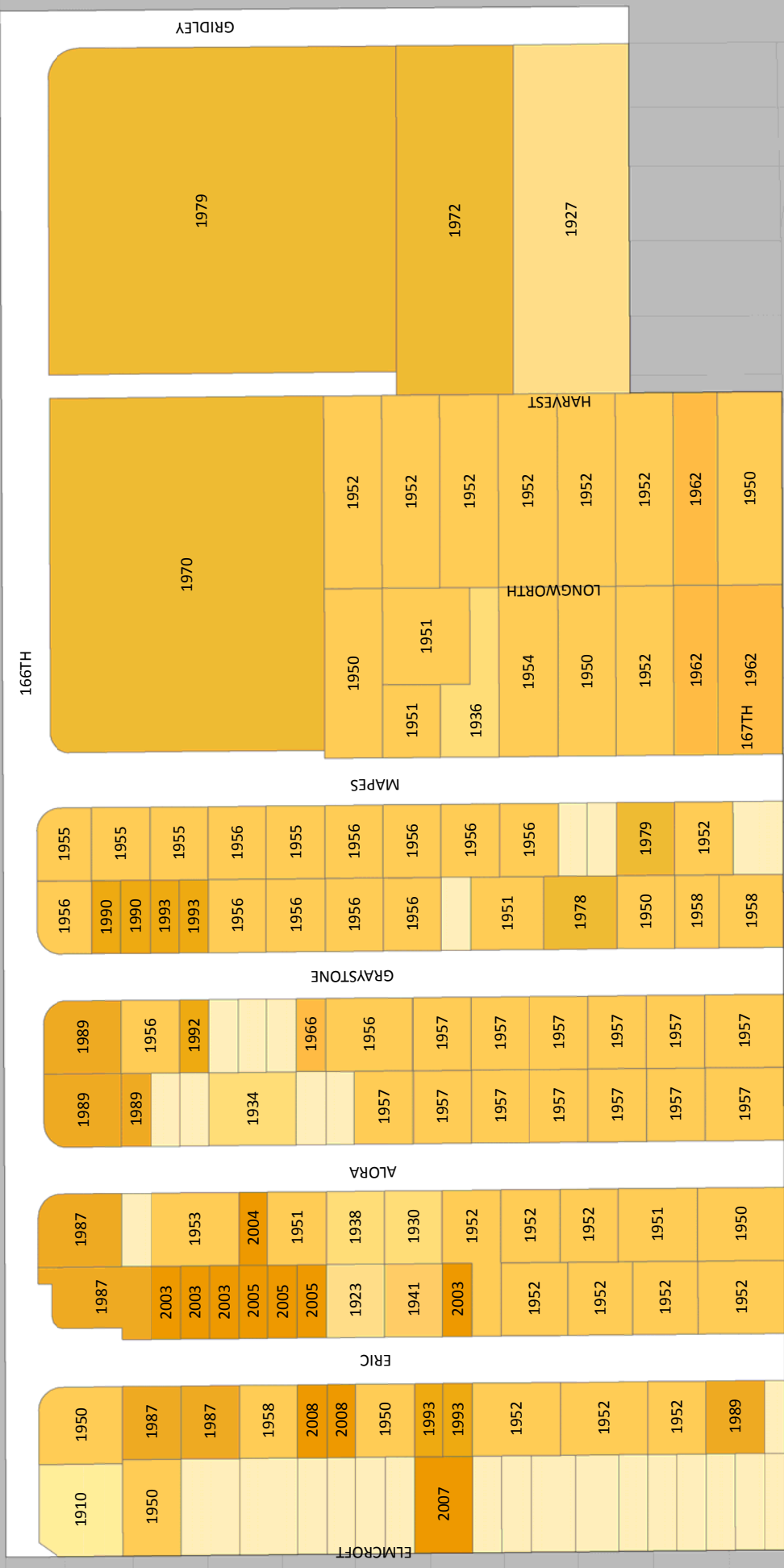
Appendix F

Year Built Map

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Cerritos Island Zoning Study

Year Built



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Appendix G
Parcel Fabric

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Cerritos Island Zoning Study

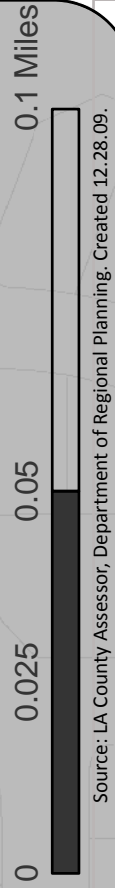
Parcel Fabric



- Denotes parcels tied together and taxed as one unit as of 2008
- ▭ Parcels where one single-family residence straddling multiple lots were demolished and replaced by multiple single-family residences (one per lot)

Year Built

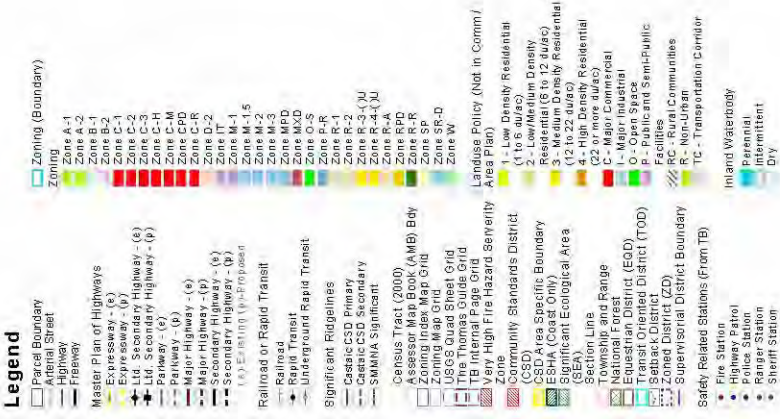
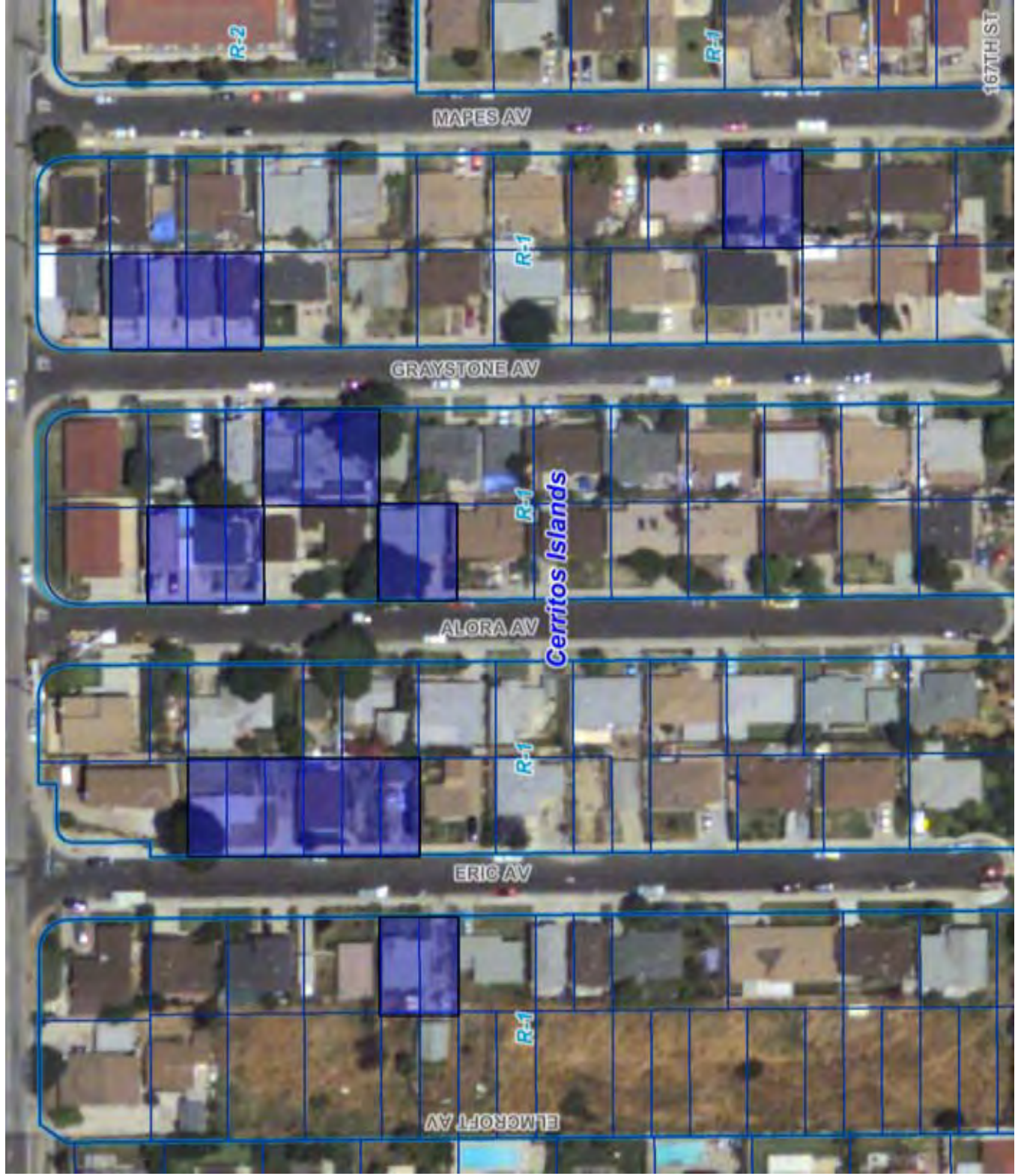
- N/A
- 1910s
- 1920s
- 1930s
- 1940s
- 1950s
- 1960s
- 1970s
- 1980s
- 1990s
- 2000s



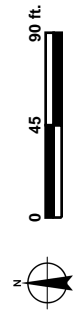
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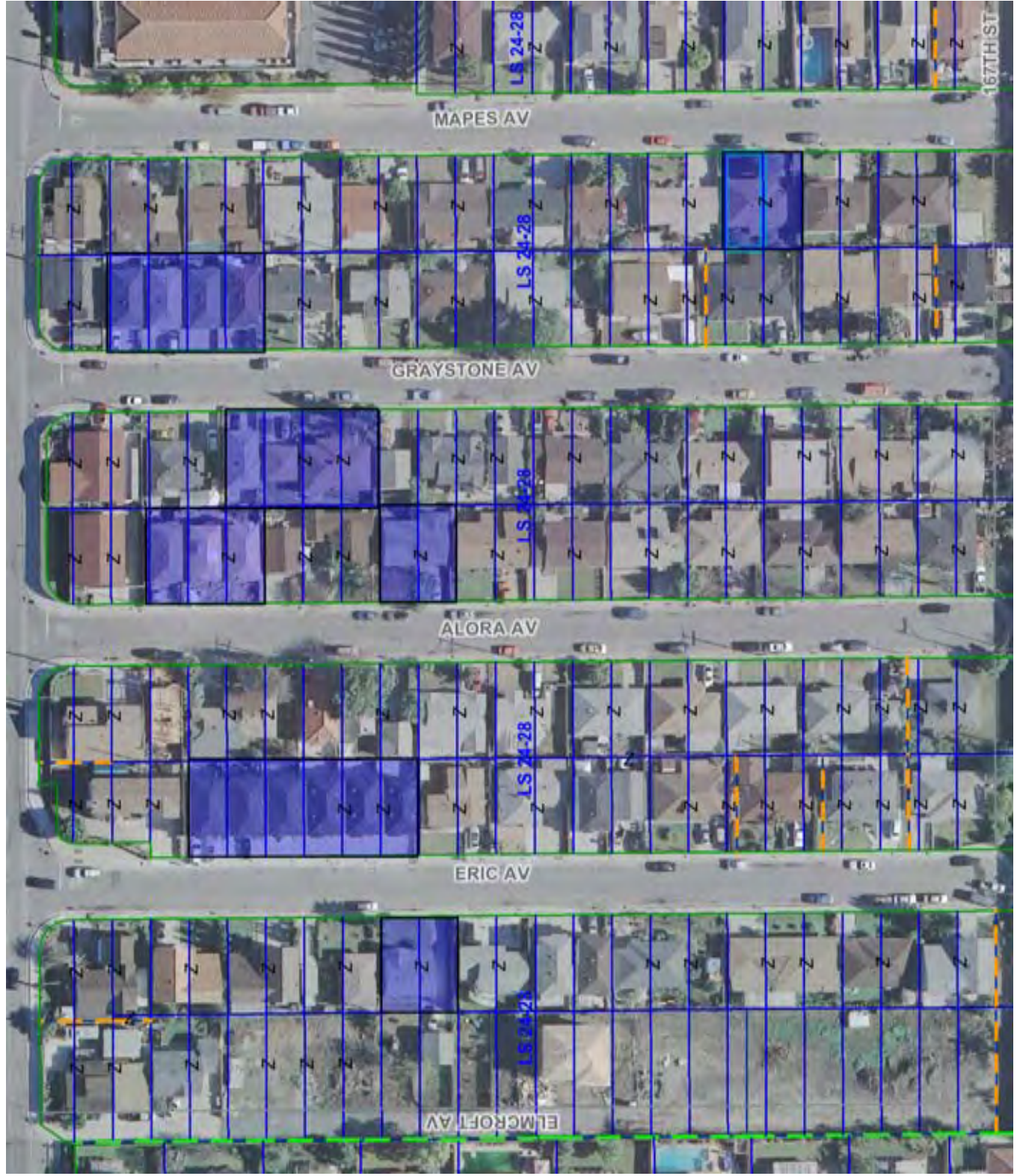
Appendix H
Aerial Survey

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Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend" tab on the top left side of screen.





- Legend**
- Parcel Boundary
 - Right-of-Way
 - Subdivision
 - Outdated Line
 - Easement
 - Other
 - Ownership Hook
 - Freeway District Subbacks
 - Condo Lines
 - Private Street Sideline
 - Vacate Street Sideline
 - Master Plan of Highways
 - Expressway - (e)
 - Highway - (h)
 - Ltd. Secondary Highway - (e)
 - Ltd. Secondary Highway - (h)
 - Parleyway - (e)
 - Parleyway - (h)
 - Major Highway - (e)
 - Major Highway - (h)
 - Secondary Highway - (e)
 - Secondary Highway - (h)
 - Old Map Boundary
 - Township Range Grid
 - North-South Map Grid
 - Zoning Index Map Grid
 - Zoning Map Grid
 - The Thomas Guide Grid
 - CSD Area Specific Boundary
 - National Forest
- Zoning (Boundary)**
- Zone A-1
 - Zone A-2
 - Zone B-1
 - Zone B-2
 - Zone C-1
 - Zone C-2
 - Zone C-3
 - Zone C-4
 - Zone C-5
 - Zone C-6
 - Zone C-7
 - Zone C-8
 - Zone M-1
 - Zone M-2
 - Zone M-3
 - Zone M-4
 - Zone M-5
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 - Zone M-99
 - Zone M-100

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend" tab on the top left side of screen.





- Legend**
- Parcel Boundary
 - Right-of-Way
 - Subdivision
 - Outdated Line
 - Easement
 - Other
 - Ownership Hook
 - Freeway District Subbacks
 - Condo Lines
 - Private Street Sideline
 - Vacate Street Sideline
 - Master Plan of Highways
 - Expressway - (e)
 - Major Highway - (e)
 - Ltd. Secondary Highway - (e)
 - Periway - (e)
 - Major Highway - (e)
 - Secondary Highway - (e)
 - Secondary Highway - (p)
 - Old Map Boundary
 - Township Range Grid
 - North-South Map Grid
 - Zoning Index Map Grid
 - The Thomas Guide Grid
 - CSD Area Specific Boundary
 - National Forest
- Zoning (Boundary)**
- Zone A-1
 - Zone A-2
 - Zone B-1
 - Zone C-1
 - Zone C-2
 - Zone C-3
 - Zone C-4
 - Zone CPD
 - Zone C-R
 - Zone D-2
 - Zone M-1
 - Zone M-1.5
 - Zone M-2
 - Zone M-3
 - Zone MPD
 - Zone O-2
 - Zone O-3
 - Zone P-R
 - Zone R-1
 - Zone R-2
 - Zone R-4-1(U)
 - Zone R-4-2(U)
 - Zone R-A
 - Zone RPP
 - Zone SR
 - Zone SR-D
 - Zone W

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend" tab on the top left side of screen.

