ANALYSIS

This ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code, to establish the Lake Los Angeles Community Standards District, which defines and establishes development standards for the unincorporated area of Lake Los Angeles.

DAWYN R. HARRISON
County Counsel

By
STARR COLEMAN
Assistant County Counsel
Property Division

SC:LJ:bh

Requested: 05-24-2023

Revised: 12-11-2023

ORDINANCE NO. 2023-0061

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code, to establish the Lake Los Angeles Community Standards District, which defines and establishes development standards for the unincorporated area of Lake Los Angeles.

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

SECTION 1. Chapter 22.360 is hereby added to read as follows:

Chapter 22.360 Lake Los Angeles Community Standards District

22.360.010 Purpose.

22.360.020 Definitions.

22.360.030 District Map.

22.360.040 Applicability.

22.360.050 Application and Review Procedures.

22.360.060 Communitywide Development Standards.

22.360.070 Zone-Specific Development Standards.

22.360.080 Area-Specific Development Standards.

22.360.090 Modification of Development Standards.

22.360.010 Purpose.

The Lake Los Angeles Community Standards District ("CSD") is established to implement the goals and policies of the Antelope Valley Area Plan. The CSD has design and development standards to protect, preserve, and enhance the rural,

equestrian, and agricultural character of the community. The standards contained in this CSD are intended to improve the quality of life of the community and to minimize the impacts of urbanization that would alter the community's landscape.

22.360.020 Definitions.

The following terms are defined solely for this CSD:

Department. References to the Department are to the Department of Regional Planning, unless otherwise specified.

Residential Ranch Entrance Signs. A freestanding sign that marks the entrance to a single-family residential use.

22.360.030 District Map.

The boundaries of this CSD are shown on Figure 22.360-A: Lake Los Angeles CSD Boundary.

22.360.040 Applicability.

In conjunction with Section 22.300.020 (Application of Community Standards Districts to Property), this Chapter shall apply to any application for development, expansion, or change of use requiring Department approval that is filed after January 18, 2024. For expansion of an existing, legally-established use, as of January 18, 2024, this Chapter shall only apply to the new expansion portion and not to existing development. All accessory cargo shipping containers shall comply with the requirements in this CSD within two years from January 18, 2024.

22.360.050 Application and Review Procedures.

(Reserved)

22.360.060 Communitywide Development Standards.

A. Highway and Local Streets.

1. Highway Standards.

a. Routes shown on the County Highway Plan within the boundaries of this CSD shall use the alternate rural highway standards, except for locations where existing infrastructure or commercial and pedestrian traffic patterns are such that the Department of Public Works ("Public Works") determines that curbs, gutters, and sidewalks are necessary for safety reasons, or to provide pedestrian access compliant with the federal Americans with Disabilities Act;

b. Encroachments into the highway right-of-way are prohibited, unless an encroachment permit is granted by Public Works, where Public Works will consider the potential impact that the encroachment will have on safe use of the highway right-of-way for temporary vehicle parking and pedestrian and equestrian movement. To the maximum extent feasible, the highway right-of-way shall be clear of all obstructions, including landscaping, trees, and other structures, which block safe pedestrian and equestrian movement on the highway right-of-way; and

c. If the vehicular right-of-way is not coterminous with the boundaries of the highway right-of-way, driveways may be permitted to connect the property and the vehicular right-of-way. An encroachment permit from Public Works will be required. Such driveways shall be constructed with a non-slip surface, such as rough-broomed concrete.

2. Local Street Standards. The following standards shall apply to all local streets maintained by Public Works within this CSD:

a. Local streets shall use the inverted shoulder cross-section and shall have a paved width of 28 feet, except for locations where additional pavement is required for geometric improvements by Public Works or where commercial, industrial, or institutional uses necessitate alternate designs, as determined by Public Works. This 28-foot width excludes any inverted shoulder or concrete flowline;

b. New curbs, gutters, and sidewalks are prohibited, unless deemed necessary by Public Works; after the consultation with the Department, for the safety of pedestrian and vehicular traffic, and management of storm flows; and

c. The encroachment and driveway provisions in Subsections 1.b and 1.c (Highway Standards), above, for highway rights-of-way, shall also apply to local streets.

3. Streetlights.

a. Streetlights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District);

b When possible, all required and recommended local and highway streetlights shall utilize cut-off "Mission Bell" design fixtures, as specified by the local electric utility; and

c. Notwithstanding the provisions of Public Works, all main non-residential intersections shall be marked by a single streetlight where possible.

B. Hillside Management.

1. Grading. An approved Conditional Use Permit (Chapter 22.158) shall be required for any grading on any lot, or in connection with any project located within a hillside management area, that exceeds 2,500 cubic yards of total cut plus fill material within any 24-month period. For purposes of computing the 2,500 cubic yard threshold amount, grading required by the County Fire Department to establish a turnaround or for brush clearance shall be excluded, but not grading for any private street, right-of-way, or driveway leading to such turnaround.

2. In approving an application for a Conditional Use Permit, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.158.050 (Findings and Decision):

a. The grading will be performed in a manner that minimizes disturbance to the natural landscape and terrain through design features, including, but not limited to, locating the building pads in the area of the project site that have the least slope or near a street traveled by the public;

b. The grading will be accompanied by other design features that maximize preservation of visual quality and community character, including, but not limited to, reduced structural height, the use of shapes, materials, and colors that blend with the surrounding environment, and the use of native vegetation for concealment; and

c. The proposed development minimizes impacts to existing viewsheds through all reasonable design measures.

C. Signs.

1. All sign requirements of Chapter 22.114 (Signs) and all applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District) shall apply to signs within this CSD, except as otherwise provided for or modified by this Subsection.

2. Prohibited Signs. In addition to those prohibited by Section 22.114.040 (Prohibited Signs Designated), outdoor advertising signs (Billboards) shall also be prohibited within this CSD.

3. Wall Business Signs. Each business establishment fronting on and/or oriented toward one or more public street, highway, or parkway shall be permitted a maximum of one square foot of wall sign area for each one linear foot of building frontage. No wall business sign attached to a building shall extend above the building wall.

4. Freestanding Business Signs. As provided for in Section 22.114.120 (Roof and Freestanding Business Signs), the height of such signs shall be limited to 12 feet measured from the natural grade at the base of the sign, and shall not display more than two sign faces with a maximum area of 100 square feet for each sign face.

5. Residential Ranch Entrance Signs.

a. Residential ranch entrance signs shall only be permitted on lots at least one-half acre in size and located in a Residential or Agricultural Zone;

b. A maximum of one residential ranch entrance sign is permitted;

c. The maximum sign area for a residential ranch entrance sign shall be 20 square feet per sign face with a maximum of two sign faces permitted;

d. The maximum height for a residential ranch entrance sign shall be 20 feet measured from the natural grade at the base of the sign; and

e. Residential ranch entrance signs shall comply with all requirements of the Title 32 (Fire Code) of the County Code, including requirements pertaining to fire apparatus access roads.

6. External Lighting. Lighting for signs that utilize externally mounted light fixtures shall be designed to focus all light downward directly onto the sign, with no trespass beyond the sign area in accordance with Section 22.80.080 (Additional Standards for Signs).

D. Subdivisions.

1. Required Area. New lots shall have a minimum area of two gross acres. For density-controlled developments (Section 22.140.170), lots shall be a minimum of two gross acres in size.

2. Utilities. All wires and cables that provide utility services, including telephone, television, electricity less than 10 kilovolts, and similar services, shall be placed underground.

E. Trails. Trails within this CSD boundary shall be regulated by the provisions of this Subsection and the General Plan, Antelope Valley Area Plan, and the Los Angeles County Trails Manual ("Trails Manual") maintained by the Department of Parks and Recreation ("Parks and Recreation"). All projects consisting of a new

development or subdivision and requiring a discretionary land-use permit subject to Type II (Chapter 22.228), Type III (Chapter 22.230), or Type IV (Chapter 22.232) review shall require consideration for trail dedication and development in accordance with the County's adopted regional trail network.

1. Trail Dedication.

a. Required trail dedications and development standards shall be determined by Parks and Recreation in accordance with the County's adopted regional trail network and Trails Manual.

i. Trails required by Parks and Recreation may include publicly-dedicated connector or feeder trail easements within or connected to the proposed development or subdivision, where feasible; and

ii. If a development or subdivision project proposes to modify an existing trail easement, the applicant shall obtain approval of such modification from Parks and Recreation.

2. Trail Design and Location.

a. A publicly-dedicated trail shall be designed to connect to an existing or planned trail alignment(s), pursuant to the County's adopted regional trail network, and to provide connectivity to recreational uses such as open space areas, parks, trailheads, bike paths, historical trails or sites, equestrian and multi-use staging areas, campgrounds, or conservation areas, as determined by Parks and Recreation;

b. Trail design, construction, and maintenance shall be carried out in conformance with the Trails Manual; and

c. Deviations from the standards set forth in this Subsection E.2 or any applicable provision in the Trails Manual may be permitted based on unique site conditions, including steep topography, existing structures, trees, vegetation, or utility infrastructure, subject to review and approval of Parks and Recreation.

F. Vegetation and Landscaping. This Subsection is applicable to lots that are located entirely outside of a Significant Ecological Area.

1. Removal or destruction of vegetation of any kind shall require an approved Conditional Use Permit (Chapter 22.158) when the subject lot is at least two and one-half gross acres in size and the area of removal or destruction is greater than 30 percent of the gross area, or where the subject lot is less than two and one-half gross acres in size and the removal or destruction is greater than 60 percent of the gross area. The following removals are exempt from this requirement:

a. The removal or reduction of vegetation for the purpose of complying with County regulations relating to brush clearance for fire safety. This exception includes not only required vegetation control around structures, but also the creation and maintenance by a public agency of firebreaks used to control the spread of fire;

b. The removal or reduction of vegetation on public rights-of-way for roads, highways, flood control projects, or similar or related uses;

c. The removal or destruction of vegetation by public utilities on rights-of-way or property owned by such utility, or on land providing access to such rights-of-way property;

d. Work performed under a permit issued to control erosion or flood hazards;

e. Agricultural uses, including animal keeping, animal raising, or growing crops, permitted by this Title 22; and

f. The removal or reduction of vegetation for the purpose of constructing one or more residential units for which a building permit has been issued.

2. The removal or destruction of vegetation of any kind without an approved use, notwithstanding the listed exemptions in Subsection F.1, shall be prohibited.

3. Conditional Use Permit Application Materials. In addition to the requirements listed in Chapter 22.158 (Conditional Use Permits), the following materials shall also be submitted to the Department for review of a request for vegetation removal with a Conditional Use Permit application:

a. A detailed project description outlining the reason for the proposed vegetation removal and the use of the property;

b. A plan identifying all vegetation on the property including, and separately specifying native vegetation. The landscape plan shall indicate the vegetation proposed to be removed as part of the project and how those removals might

be mitigated with replanting, to the satisfaction of the Department, in consultation with the County Biologist;

c. Fuel modification plans or grading plans shall also be submitted, upon request by the Department; and

d. In addition to the application filing fees listed in Chapter 22.250 (Applications, Petitions, and Fees), the applicant shall submit a fee for review by the County Biologist.

4. Additional findings for Conditional Use Permits. In addition to substantiating the findings listed in Section 22.158.050 (Findings and Decision), the application shall also substantiate the following:

a. Development plans emphasizing the protection of, and revegetation with, native vegetation, including native plants, grasses, shrubs, and trees that intercept, hold, and more slowly release rainfall than bare earth surfaces. Stands of native vegetation and mature trees are preserved or expanded to the greatest extent possible; and

b. The design of the project, including structures used to house animals such as stables and arenas, does not create erosion or flooding potential that would cause a safety hazard to structures or off-site property, as determined by Public Works.

22.360.070 Zone-Specific Development Standards.

A. Residential and Agricultural Zones.

1. Accessory Cargo Shipping Containers. Notwithstanding Section 22.140.150 (Cargo Shipping Containers), non-habitable cargo shipping containers for the purpose of storage are permitted as an accessory use in the R-A, A-1, and A-2, in the quantities identified in Table 22.360.070-A, in accordance with the requirements of Public Works, provided the following development standards are met:

Table 22.360.070-A: CARGO SHIPPING CONTAINERS	
Net Acreage of Lot	Maximum Number Allowed
½ to < 5	1
5 < 10	2
10 or more	3

a. Size and Specifications. Cargo shipping containers shall not exceed 10 feet in height, 10 feet in width, and 40 feet in length.

b. Location. Cargo shipping containers are prohibited in any required yard setback.

i. Cargo shipping containers shall be located within the rear half of the property and not block any property exits or access.

c. Placement and Separation. Cargo shipping containers shall be placed at least six feet from any structure or other cargo shipping container and shall not be stacked upon each other.

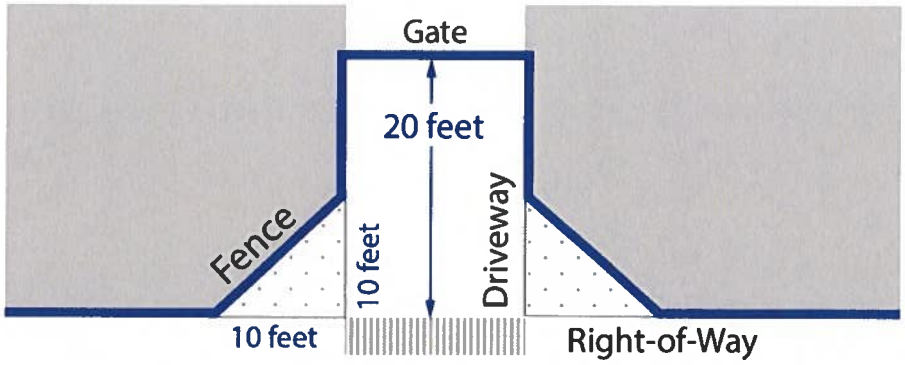
d. Design. Cargo shipping containers shall be painted in one uniform color, and not display any images or lettering on their sides, except for images

or lettering providing safety information related to the contents stored within, or otherwise required by the County Code, or any other applicable federal, State, or local regulation.

e. Safety and Maintenance. All cargo shipping containers shall be kept in a state of good repair and free of graffiti; and

2. Fences and Walls. Notwithstanding the provisions listed in Section 22.110.070 (Fences and Walls), and subject to the requirements of Public Works, the following standards shall apply:

FIGURE 22.360.070-A: VIEW-OBSCURING FENCE OR WALL IN FRONT YARD



a. Front Yards. As shown in Figure 22.360.070-A, fences, walls, and landscaping used as fences or walls, within a required front yard setback may be permitted up to a maximum height of six feet when located 10 feet or more from the driveway and shall provide at least 20 feet of vehicle clearance measured from the

right-of-way line toward the property. When located less than 10 feet from the driveway, fences and walls shall be a maximum of three and one-half feet in height.

b. Interior Side and Rear Yards. Fences and walls within a required interior side yard or rear yard shall not exceed eight feet in height, provided that on the street or highway side of a corner lot such fence or wall shall be subject to the same requirements as for a corner side yard.

c. Corner Side Yards. Fences and walls within a required corner side yard shall be limited to eight feet in height when located five feet or more from the right-of-way line toward the property, and three and one-half feet in height when located less than five feet from the right-of-way.

d. Reversed Corner Side Yards. Fences and walls within a required reversed corner side yard shall be limited to eight feet in height when located 10 feet or more from the right-of-way line toward the property, and three and one-half feet in height when located less than ten feet from the right-of way.

3. Dogs. Notwithstanding Section 22.140.070 (Animal Keeping, Noncommercial or Personal Use) Table 22.360.070-C, below, identifies the maximum number of dogs allowed on a lot without an Animal Permit:

TABLE 22.360.070-C: MAXIMUM NUMBER OF DOGS	
Net Acreage of Lot	Maximum Number of Dogs Allowed
0 to <2	4
2 to <4	5
4 or more	6

4. Home-Based Occupations. In addition to the standards for home-based occupations identified in Section 22.44.1490 (Home-Based Occupations), the following standards shall apply:

a. There shall be no more than two home-based occupations per primary dwelling unit, and no more than one for an accessory dwelling unit, with a maximum of three per property.

b. A home-based occupation may be conducted in a permitted accessory structure. Any automobile parking spaces required in Section 22.112.060.A (On-site Parking) shall not be displaced by such use and shall be permanently maintained in accordance with Section 22.112.040.B (Permanent Maintenance Required).

c. Notwithstanding the prohibitions in Section 22.140.290 (Home-Based Occupations) the following uses shall be permitted:

i. Animal training, provided the involved animals are domestic animals, as defined in Division 2 (Definitions);

ii. Seamstress or tailor in an area not to exceed 1,000 square feet;

iii. Beautician or barber services, provided all State licensing requirements are met; and

iv. Upholstery, provided:

(1) All work is done indoors;

(2) No upholstery of automotive seating or equipment is done; and

(3) No metalworking is done in conjunction with upholstery activity.

B. Commercial and Rural Zones.

1. Architectural and Design Standards. New structures, additions, or renovations to existing structures, shall be designed to fit in with the community's rural setting by incorporating one of the following architectural styles and its associated development standards.

a. Old West or Western Frontier style architecture which includes the following elements:

i. Form and Massing. The primary building façade shall include a recessed entryway and/or a covered porch with vertical support posts made of wood, materials made to look like wood, adobe brick, or stone. Overhangs may serve as second story balconies.

ii. Building Materials. Exterior building walls shall have vertical or horizontal siding, shingles, wood, wood veneer, materials made to look like wood, adobe brick, stone, or a combination of any of these materials;

iii. Window Design. Windows should be wood or painted aluminum. Windows along the primary façade shall cover no more than 50 percent of the total area. Window type, material, shape, and proportions shall complement the architectural style of the building;

iv. Roof Design. Each individual building shall contain a rectangular false front or ornamental parapet with either a flat roof or a hidden sloped roof behind. Roof materials and colors shall be consistent with the building materials;

v. Colors. The building materials shall either be unadorned or be painted with earth-toned colors such as shades of taupe, beige, brown, olive, burgundy, or other neutral colors approved by the Director;

vi. Decorative accents. At least two of the following architectural elements shall be incorporated into the design of the site: hitching posts or rails, cast-iron or wood type benches, wood or wooden-looking trash barrels, shuttered windows, weathervanes, windmills, a water tower, or wagon wheels; and

vii. Site elements shall maintain the Old West or Western Frontier design, such as the placement of solid waste and recycling receptacles in enclosures that match the architectural style of the primary building and are located to the rear of the property.

b. Southwestern style architecture which includes the following elements:

i. Form and Massing. The primary building façade shall include a recessed entryway and/or a covered porch with vertical support posts made of wood, materials to look like wood, adobe, or stucco. multistory buildings should utilize stepped massing;

ii. Building Materials. Exterior building walls shall be primarily made of adobe, or stucco, with minimal trim accents made of wood, materials made to look like wood, or stone;

iii. Window Design. Windows should be wood, painted aluminum, and recessed within the façade. Windows along the primary façade shall cover no more than 50 percent of the total area. Window type, material, shape, and proportions shall complement the architectural style of the building;

iv. Roof Design. Each individual building shall contain a parapet wall with either a flat roof or a hidden sloped roof behind. Roof materials and colors shall be consistent with the building materials or utilize clay or concrete tiles;

v. Colors. The building materials shall either be unadorned or be painted with earth-toned colors such as shades of taupe, beige, brown, olive, or other neutral colors approved by the Director;

vi. Decorative accents. At least two of the following architectural elements shall be incorporated into the design of the site: irregular parapets, projecting wood or wooden looking beams, projecting scuppers or drains, stucco or wood type benches, wood or wooden-looking trash barrels, carved niches, irregular finishes, or an enclosed courtyard; and

vii. Site elements shall maintain the Southwestern design, such as the placement of solid waste and recycling receptacles in enclosures that match the architectural style of the primary building and are located to the rear of the property.

c. Be designed to conceal from public view all external utilities, such as roof mounted air conditioning or heating units. Solar panels that are designed as part of a roofline and blend with the overall roof appearance need not be concealed.

d. Exterior lighting shall be prohibited except where necessary for public safety, vehicular traffic, and/or security. Where lighting is installed, it should be consistent with the desired architectural style, be appropriately shielded so as not to spill onto adjacent properties, and in compliance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

e. Loading and service areas, solid waste and recycling enclosures, and utility meters should be located as far as possible from the street and adjacent residential or agricultural properties.

22.360.080 Area-Specific Development Standards.

(Reserved)

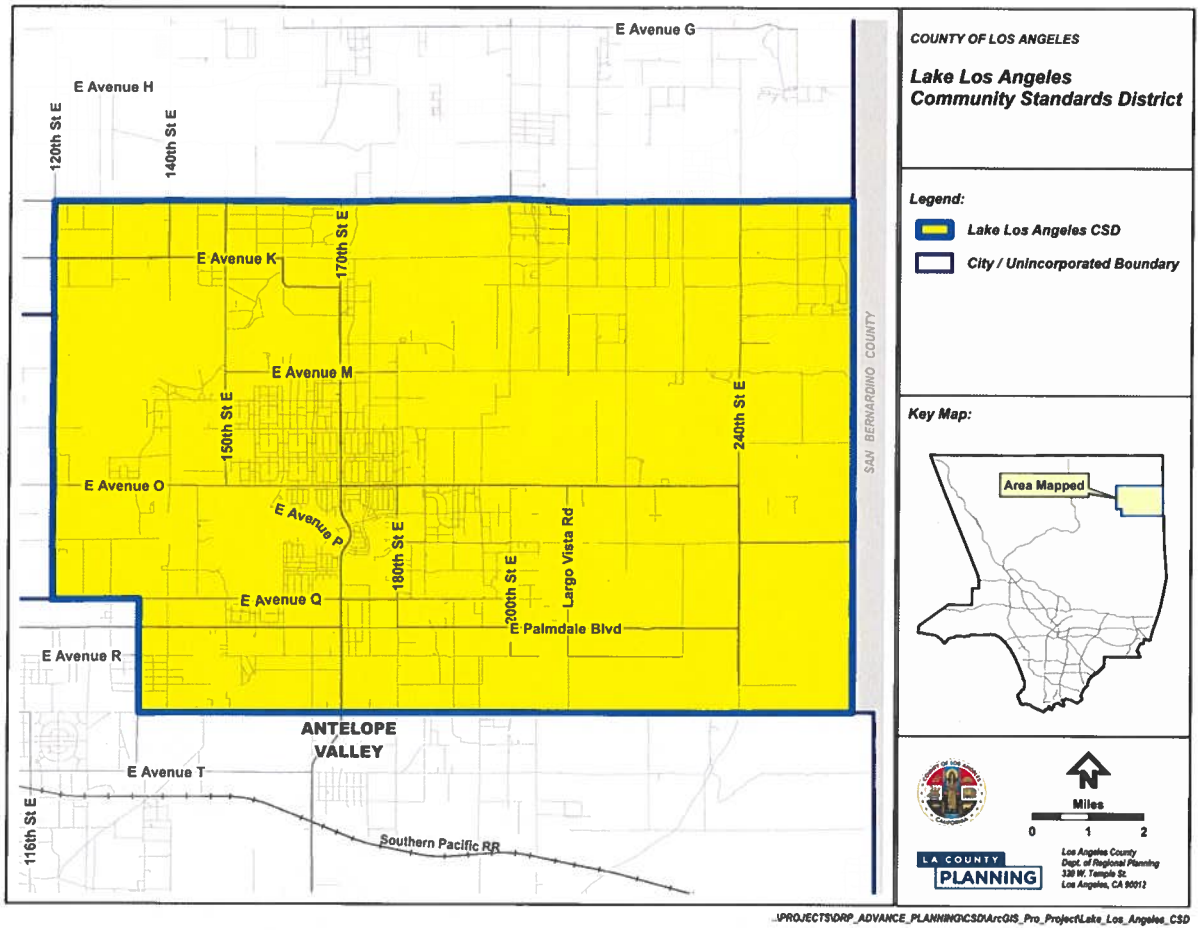
22.360.090 Modification of Development Standards.

A. Modifications to any standards in this Chapter are subject to a Conditional Use Permit (Chapter 22.160) application, and shall be subject to additional findings:

1. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the purpose of this CSD; or

2. There are exceptional circumstances or conditions that are uniquely applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD.

Figure 22.360-A: LAKE LOS ANGELES CSD BOUNDARY



[LAKELOSANGELESCSDLJCC]

SECTION 2. This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.

Chair

ATTEST:

Celia Zavala
Executive Officer -
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that at its meeting of December 19, 2023 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

	Ayes		Noes
Supervisors	Hilda L. Solis	Supervisors	None
	Holly J. Mitchell		
	Lindsey P. Horvath		
	Janice Hahn		
	Kathryn Barger		

Effective Date: January 18, 2024

~~Operative Date:~~

Celia Zavala
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.

CELIA ZAVALA
Executive Officer
Clerk of the Board of Supervisors

By _____ Deputy

APPROVED AS TO FORM:
DAWYN R. HARRISON
County Counsel

By _____
Nicole Davis Tinkham
Chief Deputy County Counsel

S:\Ordinances\County Counsel\2023\2023-0061