

PROPOSED
LAKE LOS ANGELES
COMMUNITY STANDARDS DISTRICT
ORDINANCE NO: _____

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

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

I. INTENT AND PURPOSE

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

II. DESCRIPTION OF DISTRICT BOUNDARIES

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

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

4) Bordered on the West by Longview Road from Avenue S to Avenue Q and 120th Street East from Avenue Q to Avenue J.

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

III. COMMUNITY-WIDE DEVELOPMENT STANDARDS

A. COMMUNITY SPECIFICATIONS

1. Town Council Notification

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

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

2. Exception

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

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

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

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

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

B. STREET IMPROVEMENTS

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

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

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

C. DRAINAGE

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

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

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

D. TRAIL EASEMENTS

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

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

IV. COMMERCIAL ARCHITECTURAL STYLE AND PROJECT DESIGN CONSIDERATIONS

A. COMMERCIAL LAND USES

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

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

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

B. BILLBOARDS

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

C. SIGNS

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

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

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

V. RESIDENTIAL ARCHITECTURAL STYLE AND PROJECT DESIGN CONSIDERATION

A. RESIDENTIAL LAND USES

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

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

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

B. HOME-BASED BUSINESS OCCUPATIONS

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

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

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

C. CARGO STORAGE CONTAINERS

FOR INCIDENTAL STORAGE.

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

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

D. OWNER/OPERATOR TRUCK OPERATIONS

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

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

Figure 1. ETU Parking Matrix

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

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

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

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



Sample folding HazMat sign can display eight separate materials

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



STAA Truck Tractor - Semitrailer

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



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



STAA Truck Tractor - Semitrailer - Trailer (Doubles)

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



California Legal Truck Tractor - Semitrailer

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



California Legal Truck Tractor - Semitrailer - Trailer (Doubles)

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

SSTA= Surface Transportation Assistance Act of 1982, CalTrans

E. OTHER PERMITTED VEHICLES

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

F. COLLECTOR VEHICLES

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

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

Figure 2. Vehicle Collection Land Area Matrix

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

4.0	174240	17424
5.0	217800	21780

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

G. EQUIPMENT

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

H. FOWL/POULTRY

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

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

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

I. LIVESTOCK

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

J. DOMESTIC PETS

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

VI. AREA-SPECIFIC DEVELOPMENT STANDARDS

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

COMMERCIAL AREAS

The LLACSD shall contain two distinct commercial areas:

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

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

2. Area Description. The boundaries of this area are shown on the official LLACSD Map maintained at Regional Planning under the heading *Old Town Lake Los Angeles* Commercial Area. A small depiction of this area is also shown on the attached map;
3. Restriction. Businesses in the *Old Town Lake Los Angeles* Commercial Area shall be restricted to a maximum footprint of 15,000 sq.ft. This allows for future development to be consistent with the existing community character in the commercial area.

B. Area 2 – (Proposed) High Desert Corridor Commercial Area.

1. Purpose. This area is established to implement development standards for enhanced future commercial growth along the proposed High Desert Corridor;
2. Area Description. This proposed commercial area must be south of Palmdale Blvd. to Avenue S following along the proposed High Desert Corridor. A small depiction of this area is also shown on the attached map.
3. The (Proposed) High Desert Corridor Commercial Area businesses shall have the maximum sq.ft. footprint determined by the Director with the approval of the Lake Los Angeles Rural Town Council.

VII. LAND OWNER RIGHTS

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

VIII. ZONE CHANGES.

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

IX. WATER.

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