



THE VINEYARDS

January 24, 2008

Mitch Glaser, AICP
Supervising Regional Planner,
Los Angeles County Dept of Regional Planning
320 West Temple Street, Room 1354
Los Angeles, Ca 90012

RE: Draft Leona Valley Community Standards District Amendment (“Draft”)

Dear Mr. Glaser:

As you requested, enclosed are our initial comments on the community standards district regulations being proposed by the Leona Valley Town Council (LVTC). The version we are commenting on is dated January 23, 2008, which was just posted by the LVTC on their website on January 23, in advance of a Town Hall meeting to take place this evening. Our comments are in **bold letters and underlined**, and are interspersed throughout the proposed regulations for ease of reference. Due to the short time afforded to review this draft, our comments must not be considered exhaustive and we will therefore have additional comments at a later time.

In general, we offer the following:

- 1.) Throughout the Draft the LVTC proposes that most of the requirements affecting future development will only apply to land divisions of over four lots, while divisions of less than four lots and construction on existing single lots will be exempt. No rational planning basis for such a distinction is provided. These proposed regulations seem to be divisive, and in some instances possibly illegal, in their creation of two classes of properties governed by the Draft.
- 2.) Minimal public participation has occurred during the drafting of these regulations. It is our understanding that only registered voters residing in Leona Valley were contacted. This is especially significant given that approximately 60% of the remaining property within the CSD boundaries is absentee ownership. Given the major impacts these regulations will have on the entire community, it is all the more important that the LVTC should make an effort to contact these landowners prior to submitting them to the County for review.

As you know, representatives of our company requested to participate in the preparation of these documents, however the LVTC elected to conduct their preparation meetings in closed door sessions.

- 3.) Without any rational planning justification for large portions of this Draft, it is obvious to us that many of these proposed rules are an attempt to hinder or derail the design our Valley Vineyards development. Our plans were developed in accordance with all existing County regulations, including the existing Community Standards District regulations that have been in effect since 1993. The concept that “if you can’t win the game, change its rules” should be rejected outright by the county. This concept may be at issue here and caution should therefor be taken that all appropriate noticing, discussion and public comment be cautiously guarded.

Thank you for your request. Please let us know how we can be of any future assistance on this matter.

Sincerely,

John Allday

cc: Norm Hickling
Jodie Sackett
all members of the LVTC

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- A. **Intent and Purpose.** The Leona Valley Community Standards District is established to preserve, protect and enhance the rural, equestrian and agricultural character of the community and its sensitive features and to ensure that future public and private improvements are compatible with the community's established development patterns. These features include significant ecological areas, wetlands, blue-line creeks, rivers, ponds, floodplains, meadows, hillsides, hilltops, adjacent National Forest lands, archaeological resources, multipurpose trail system, the Leona Divide, and local reserves and preserves. Also to ensure that future public and private improvement are consistent with the community's established development patterns. The Community Standards are intended to ensure reasonable access to public riding and hiking trails, and to minimize the need for installation of infrastructure such as sewers, streetlights, concrete sidewalks, paved roads and concrete flood control systems that would alter the community's character. There are no franchised homes in Leona Valley, and as such, the Community Standards intend to encourage the eclectic architectural mix that makes Leona Valley unique. Furthermore, this section is intended to mitigate potential incompatibilities associated with the close proximity of residential zoning and land use within the district and to enhance the appearance of the district by setting forth development and building standards.
- i. County Regional Planning Guidance. When in doubt about County building and zoning ordinances, the County must rule to protect the existing Leona Valley Rural Character. The County must ensure, in accordance with the Antelope Valley Area Wide Plan, Chapter VI, Section D, Paragraph 4, sub-paragraph (g), that any new development is consistent with the existing Leona Valley developmental patterns and character.
 - ii. These rules are in addition to the Los Angeles County General Plan, the 1986 Antelope Valley Area Wide General Plan and State of California Title 24 lighting standards. When in doubt, the most restrictive of the combined standards must apply in order to maintain the rural character of the community.

The expressed desire above to “minimize the need for paved roads” is in direct conflict with other recent positions taken by the LVTC. In a recent LVTC response to the County’s Initial Study on Valley Vineyards, LVTC stated, “Due to the fact that these [unpaved] roads can be impassable during storm events, that mud flow has occurred on nearby properties, and that a protected blue line stream traverses the site...”. Therefore consideration may need to be given to various types of improvements to roads to solve these concerns. This portion of the Intent and Purpose should be revised to be consistent with recent positions of the LVTC, and more discussion and research should be undertaken to determine the overall impacts of this desire on the public safety and health of the community.

The use of the term “franchised homes” has no legal basis and as defined herein will need much more work and refining. Prohibiting “similar” homes in a “subdivision” and not on single lots (where a “similar” home may have been built by the same contractor in another part of the community, and not in four lot divisions created by a parcel map), is inappropriate. Multiple homes built by a contractor can easily vary floor plans, elevations, roof and facade materials, colors and many other variables to make the homes look different, however someone may still consider them “similar.” Alternately, a subdivision as defined herein could produce a series of homes which are non-similar and custom in nature – are these types of subdivisions to be considered “franchised homes?”

- B. **Description of District Boundary.** The boundaries of the district are shown on the map attached to the ordinance codified in this section and on file with Ordinance Ord. 1494 Ch. 1 Art. 1 § 101.4, 1927.
- C. **Community-Wide Development Standards**

A description of what, if any, current standards will be grandfathered in for existing homes is needed, or will all existing lots/home be subject to these new standards if they meet the criteria outlined herein?]

New dwelling construction or structure additions greater than 400 square feet must be in compliance with the following:

1.) **Design Considerations.**

Hillside Management Requirements: Hillside resources are among the most important features of the Leona Valley community. A hillside management area is any mountainous or foothill terrain having an average natural slope of 25 percent or greater as depicted on the Hillside Management Areas and Significant Ridgelines Map in the Los Angeles County General Plan. Development plans must comply with the following objectives:

- i.) Landform Protection. Preserve to the greatest extent possible existing natural contours and natural rock outcropping features.
- ii.) Natural Silhouette & Ridgeline Protection. The bold ridges, deep canyons, and interior valleys with their supporting vegetation provide the basis for the natural beauty of the mountains and valleys. Therefore, development must preserve the natural silhouette in significant ridgeline areas. Significant ridgelines are the ridgelines that surround or visually dominate the Leona Valley landscape either through their size in relation to the hillside or mountain terrain of which they are a part, or through their visual dominance as characterized

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- by a silhouetting appearance against the sky, or through their visual dominance due to proximity and view from existing development, and highways designated as Major, Secondary or Limited Secondary on the Highway Plan.
- iii.) View Corridors: Minimize disruption of view corridors, scenic vistas and adjacent property by the use of sensitive site design and grading techniques.
 - iv.) Public Access and Safety. 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 manufactured slopes or required drainage benches into the natural topography.
 - v.) Density Transfers. Density transfers are prohibited.
 - vi.) Blending, Heights & Architecture. Blend buildings and structures into the terrain by sensitive use of building setbacks, structure heights and architectural designs.
 - vii.) Highest Point of Structure: The highest point of a structure that requires any permit must be fifty vertical feet and fifty horizontal feet from a ridgeline, excluding chimneys, antennas and wind energy conversion systems.
 - viii.) Land Use Restrictions. Hillside management areas are restricted to single-family residential, agricultural or conservation and/or parkland uses.
 - ix.) Maximum Density/Intensity: The residential density must be calculated by multiplying the acreage and density to the nearest hundredth in each of the following slope categories, adding the individual sums together, then rounding down to the nearest whole number to determine the maximum density:
 - a. One dwelling unit per two and one-half acres with slopes less than 25%.
 - b. One dwelling unit per ten acres of land with slopes from 25 to 49.99 percent, and
 - c. One dwelling unit per 30 acres within slopes of 50% or greater.
 - d. The minimum lot size requirement is two and one-half acres per site.

The above is inconsistent with the Draft Los Angeles County General Plan. Implementation of the above requirements could lead to projects with severely adverse consequences. Such counterproductive measures need to be evaluated by experts familiar with hillside development. The Draft General Plan states: "Hillside Development and Regulation: To preserve the natural beauty of hillsides in the unincorporated County, land use activities that may result in environmental degradation are subject to regulations and design guidelines that limit hillside development based on slope, soil, natural drainage channels and seismic and fire hazards. By imposing these design conditions, a more sensitive development occurs in a manner that respects the natural topography and biological resources of the area. To this end, the County utilizes the Hillside Management Ordinance and the Hillside Management Conditional Use Permit (CUP) as regulatory mechanisms to consider potential environmental degradation and hillside alteration in areas where the slope is 5% or greater. Figure 5.6 of the Draft General Plan displays the design guidelines for a project within a Hillside Management Area."

The preparers of the County's existing and pending regulations concerning hillside development, as professionals, are fully aware of how a well thought out set of requirements for development in hillsides can have beneficial results. For example, in the Draft General Plan, Figure 5.6 describes a "Model Project" in Hillside Management Area development. Figure 5.6 of the Draft General Plan: "Design Guidelines for a Model Project in Hillside Management Areas"

- 1.) Minimize grading and removal of native vegetation.
- 2.) Preserve distinctive natural features and existing topographical forms.
- 3.) Preserve prominent skyline ridge silhouettes; locate roads and structures below skyline ridges.
- 4.) Design circulation routes that incorporate existing contours; undulating road patterns, cul-de-sacs, split roadways and varying grades.
- 5.) Incorporate hiking, bicycle, walking and equestrian trails where appropriate; integrate trails and open space with existing networks.
- 6.) Vary lot sizes, setbacks and building orientation and elevations to ensure views and avoid monotony.
- 7.) Preserve steep hillsides by clustering buildings and using other innovative site design approaches.
- 8.) Use flag lot design where essential to reduce grading.
- 9.) Preserve significant trees and habitats, natural watercourses, wildlife corridors and distinctive natural features.
- 10.) Consider the project's appearance from higher, lower or adjacent roads or development.
- 11.) Place water tanks and other unsightly forms below ridgelines and in a bermed and naturally landscaped areas."

The above requirements proposed by the LVTC should be amended to be consistent with the items called out for by the County for a "Model Project."

Site Specific Allowances.

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- i.) Residentially zoned sites [lots?] in A-1, A-2 and RR zones may have one sea land container as an accessory use provided that it is utilized in connection with lawfully established and verifiable farming, agricultural or non commercial activity occurring on the property. As per County Code 22.28.22.D, the maximum container size must not exceed 10' width x 40' length x 10' height. The container must be painted, free of logos and should be concealed from public view. Secondly, one sea land container may be approved as a temporary storage unit for construction equipment and building materials on an authorized construction site where a valid building permit has been issued. For example, building contractors may store tools and building material supplies for weatherproofing and security protection. In this instance, the container must be removed within one year or upon building permit expiration.

It is unfeasible to have such a container/storage bin without any markings when used in conjunction with building/developing a property. It is quite common throughout the building industry to have one ,but usually more, of these containers/storage bins located on a construction site to safeguard materials and supplies during the construction process. In all cases these container/storage bins will have identifying markers on the exterior typically showing its ownership. Exceptions should be made in this case otherwise a hardship could be imposed on all residents who will by necessity be required to paint the exterior of their contractors' container/storage bins and repaint them back upon completion of the work.

2.) Billboards and Signs

- A.) Billboards. The Leona Valley Community Standards District is designated a billboard exclusion zone, therefore, billboards are not permitted within the Leona Valley Community Standards District.
- B.) Signs. Except as specifically exempted by Section 22.52.810, no sign, including those prohibited by Los Angeles County Code Section 22.52.990, may be erected within the Valley except as provided for by this subsection:
- i. Signage must be unobtrusive, and
 - ii. Wall business signs, as provided by Los Angeles County Code Section 22.52.880, except that no wall business sign attached to a building, including the roof, may be higher than the highest point of the building, excluding chimneys and antennas. The maximum area permitted of a wall sign is one and one-half square feet for each one linear foot of building frontage, not to exceed 60 square feet per tenant and is not to exceed a length of ten feet.
 - iii. Freestanding business signs, typically monument style, as provided for in Section 22.52.890, except that roof business signs are prohibited, the height of such signs are limited to five feet measured from the natural grade at street level, and the maximum area of combined faces on such signs are limited to 100 square feet;
 - iv. Temporary, directional, informational and special purpose signs are permitted for sixty days within a twelve-month period. Agricultural signs are excluded from this standard.
 - v. All signs must comply with the commercial lighting section contained in this ordinance.
 - vi. All signs in a state of disrepair must be repaired or removed within thirty days from notification that a state of disrepair exists.
 - vii. Removal of Illegally Installed and/or Maintained Signs: The Director of Planning shall remove or cause the removal of any sign constructed, placed or maintained in violation of this section within 15 calendar days following the date of mailing of registered or certified written notice to the owner of the sign, if known, at his last known address, or to the owner of the property as show on the latest assessment roll. Said notice shall describe the sign in violation and shall specify the violation involved, giving notice that the sign will be removed at the owner's expense if the violation is not corrected within fifteen calendar days.

Project and community identity signs are allowed by County codes and these modification by in LVTC should be amended accordingly.

- 3.) **Fencing.** In addition to standards provided in Section 22.48.160 of Los Angeles County Code, concerning the height of fences, the following fence design features must apply to the construction of fencing:
- i. Open type fences such as split rail, open wood, vinyl rail, wire or wrought iron style or similar open-type fences are permitted, except for the provisions provided in this title.
 - ii. Except where otherwise required by ordinance, at least 70 percent of the entire fence area must be non-view-obscuring; no slats or other view-obscuring materials may be inserted into or affixed to such fences. Trees, vines and shrubs are permitted. View obscuring fencing may not be located parallel to street frontage. Solid lineal

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sections must be primarily for structural purposes or provide minor architectural design features such as pylons or driveway entrance features.

More consideration should be given to the issue of “screening” in relation to other uses and other standards within this CSD. For a 2.5 acres site, the above “70 percent” provision would allow 665 lf of ‘view-obstruction’ fencing. An enclosure of this size would surround a space 22,556 sf in size – which would conflict with what follows.

Tennis courts and sport courts require these materials for wind protection and should be allowed.

County codes (Ch. 22.20.025) allow parking of motor homes and travel trailers in rear yards and in non-corner lot side yards. Screening of said vehicles when parked in side yards visible from the street should be encouraged, not prohibited as is done by this section.

Solid wooden gates in fences are not uncommon, especially at the front of the home parallel to the street. This section should clarify that a solid gate is not considered a “view obscuring fence.”

- iii. A small subset of solid fencing within the bounds of a property is permitted for pools, recreation, gardens and/or concealment when privacy is required but must not exceed an enclosure area of 5,000-square feet. The subset of solid fencing is included in the calculated area of allowable view obscuring fencing.

What is the rationale for this size? If lots are required to be a minimum of 2.5 acres, this should be reviewed as this is less than 5% of the total lot, which may restrict its use. This is also in conflict with the 70% criteria outlined above. Consideration should be given to screening trash, tools, equipment, etc. visible from frontage and side streets.

- iv. Retaining walls are permitted for slope retention as per Los Angeles County Code.

4.) **Exterior Lighting.**¹

There is no rational planning basis for making this section applicable only to new dwelling construction or structure additions greater than 400 square feet. Lighting from any one home or business will have the same impacts as one from four homes, from a single home or from a room addition less than 400 sf.

The purpose of the exterior lighting standard is to:

- Preserve dark-sky environment
- Discourage light pollution
- Promote energy conservation
- Minimize light nuisances

According to Title 24 of California State Government Code, there are outdoor lighting standards fundamental to allowable power levels, which are dependent on ambient illumination levels that vary by lighting zones. Four zones have been established, Lighting Zone (LZ)1, LZ2, LZ3 and LZ4. The human eye is highly adaptable to different levels of light. In intrinsically dark environments, visual performance can be maintained at comparably lower levels of illumination, while in areas of high ambient illuminations, higher levels of illumination are required for the same task.

Part of the purpose of the designated lighting zones is to encourage energy conservation by discouraging light pollution and encourage the appropriate usage lighting for the designated zone. Properties located in Lighting Zone 1 stipulates an intrinsically dark environment.

Leona Valley borders the Angeles National Forest, Ritter Ridge and land acquired by the Santa Monica Mountains Conservancy; additionally because Leona Valley is part of the Pelona Ridge and is bisected by the protected Leona Rift Zone, Leona Valley is designated a part of Lighting Zone 1 (LZ1). Leona Valley, as defined by the California Title 24 Standards Table 10-114-A (Lighting Zone Characteristics), is defined as a LZ1 Dark Sky environment.

¹ Portions of our Standards may be utilized for a County-wide rural lighting standard.

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Los Angeles County Regional Planning guidance on lighting: When in doubt about lighting determination for a property or improvement, the County must rule to ensure the following: 1.) Preserve the dark sky environment. 2.) Discourage light pollution. 3.) Promote energy conservation. 4.) Minimize light nuisances. 5.) Protect the rural character of the community.

The above paragraph is in conflict with the definitions of other parts of these proposed CSD regulations and with other government regulations, which would establish Leona Valley as a "LZ2 zone." LZ1 zone is defined herein to be "Lighting Zone 1" (Dark Ambient Illumination) government land, recreation area, or wildlife preserve; While is defined to be "Lighting Zone 2" (Low Ambient Illumination) Rural areas defined by the United States Census." By definition Leona Valley would be considered a LZ2. Also Title 24 requires the State Energy Commission to set statewide default Lighting Zones. If a local jurisdictions (usually a city or County) wishes to change an existing zone to accommodate local conditions, it must follow a public process that allows for formal public notification, review, and comment about the proposed change. The local jurisdiction also must provide the Energy Commission with detailed information about the new Lighting Zone boundaries and submit a justification that the new Lighting Zones are consistent with the specifications in §10-114 of the Standards. The Energy Commission has the authority to disallow Lighting Zone changes. See also: STATE OF CALIFORNIA OUTDOOR LIGHTING STANDARDS]

A.) Exterior Lighting Requirements

Outdoor lighting must not be utilized, except in accordance with the following standards:

- a. No lighting fixtures may exceed twenty (20') feet in height measured from ground level to the top of the lighting fixture. A building-mounted fixture must not extend above the ridgeline of the roof or 20 feet in height, which ever is lower, of the building on which it is mounted.
- b. Lights mounted at no more than one foot above finished grade must not exceed an illumination level of one-foot candle, measured at a distance of one and one half feet perpendicular to the light source.
- c. Lights mounted at more than one foot above finished grade must not exceed an illumination level of two (2) foot-candles, measured at a distance of three feet, perpendicular to the light source.
- d. All outdoor lighting fixtures must be hooded and/or directed to confine the lighting within the limits of the property from which they emanate, without shining onto adjoining properties, trails or roadways. The illuminating elements of the lamps with a luminance of 600 lumens or more must not be visible past the property line when measured at an eye height of five feet. In any case, outdoor lighting fixtures must not result in illumination levels above one foot-candle above the ambient level, measured at any point along the property line. Any one dwelling unit must not exceed a total of 8000 lumens for exterior lighting.
- e. Lighting fixtures must not be grouped together to focus their illumination onto recreation areas or to create a substantial and bright ornamental arrangement which, together result in illumination level in excess of four (4) foot-candles, measured in the brightest area of combined illumination.

B. Holiday Decorations: Low-wattage holiday decorations may remain on all night.

C. Event Lighting: Lighting for arenas, courts, playing fields, swimming pools and similar uses are subject to the following:

- i. Event or task lighting must be full cut-off fixtures and/or directed to confine the lighting within the limits of the property from which they emanate, without shining onto adjoining properties, trails or roadways.
- ii. The illuminating elements of the lamps with a luminance of 600 lumens or more must not be visible past the property line when measured at an eye height of five feet.
- iii. Event and task lighting should be controlled by a timer.
- iv. Event or task lighting will be permitted until 10:00 PM.

D. Prohibited Lighting: The following lighting is not permitted, unless required by the FAA or in emergencies by police and fire personnel or at their direction; or for temporary meteorological data gathering purposes.

- i. Search lights
- ii. Exterior laser source lights
- iii. Tower lighting
- iv. Exterior Neon lighting

E. Street Lighting: Street lighting is prohibited except when required by law.

When required by law, new or replacement street lighting must use full cutoff and shielded fixtures. Street-lights must not be required on streets except where required for safety in non-residential zones as determined by the Department of Public Works.

F. Commercial Lighting: Lighting in commercial areas is subject to the following:

- i. Lighting of Commercial Signs: Lighting of commercial signs must be extinguished at 9:00 pm or when the business closes, whichever is later.
- ii. The total light output used for illuminating areas under canopies or structures must not exceed twenty (20) lumens per square foot of roof area. Light output must include the sum of the lumens from all lighting mounted under the

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canopy or roof, including but not limited to fixtures mounted on or recessed into the lower surface of the canopy or roof, and any lighting within signage or illuminated panels.

G. Lighting Plan Required in Subdivisions. All new construction with proposed exterior lighting must submit for Director's Review a lighting plan showing:

There is no rational planning basis for these requirements only being applied to "subdivisions." Lighting from any home can impact the night sky.

Also, who at the County will review such a plan. Will this require more staffing by the County?

- i. Location, type of fixtures, mounting height, lamp type and lumen output, and illumination pattern of each fixture; and
- ii. Manufacturer specification sheets, cut-sheets, or other manufacturer provided information for all proposed outdoor lighting fixtures and lamps to show fixture diagrams and light output levels; and
- iii. Drawings for all building elevations proposed to be illuminated (e.g. with sconces, floodlights, etc.) showing the fixtures, the portions of the elevations to be illuminated, the illuminance level of the elevations, and the aiming point for any remote light fixture.

5.) **Street Improvements.** Street improvements must compliment the rural character of the Leona Valley community.

- i. Road development or improvements must use the County's Alternate Rural Highway Standards Road standard.
- ii. New developments and/or subdivisions roads must be County maintained public roads.

There is no rational planning basis for this requirement. Private streets are allowed throughout the County. Private streets maintained by homeowners' associations reduce public maintenance costs and the tax burden on all residents. Private streets exist throughout Leona Valley. Private streets maintained by homeowners' associations will be in better condition than the many unimproved private streets existing in Leona Valley. If there was truly a desire to prohibit private streets in Leona Valley, this requirement would be made applicable to all new construction in Leona Valley, to wit, "Prior to issuance of any building permit, property owner shall improve and dedicate to the County the roadway in front of the property."

Additionally, in the case of Valley Vineyards, it is the inclusion of private streets, suggested by several residents of the community, that specifically and deliberately will reduce the unwanted traffic patterns which were a concern of the LVTC. Without private streets in Valley Vineyards, a burden on existing streets would result, to the detriment of the entire community. The environmental impact of such a ruling should be thoroughly researched.

- iii. All developments or subdivisions roads must include as part of the design a publicly accessible, dual use equestrian and hiking trail.

There is no rational planning basis for requiring trails in "all developments or subdivisions" without regard for a regional trail plan adopted by the County and coordinated by the County Department of Parks and Recreation. Trails built without regard for an adopted plan would result in a assortment of unconnected and most likely, totally unused and un-maintained trails.

Further, whether in accordance with an overall trail plan or not, there is no rationale for not requiring dedication and construction of trails for all new construction. The County may not wish to take on this additional burden and individual lots may not wish to have this trail located in their front yards when not connected to a larger trail system.

- iv. Curbs, gutters, and sidewalks are prohibited except when required by law.

This should be reviewed with the Director of Public Works as curbs and gutters serve a specific purpose for water control as well as contribute to the general health and safety of the public.

- v. All required local and highway streetlights must utilize full cut-off fixtures.

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- vi. Restricted access subdivisions are prohibited.

There is no rational planning basis for this requirement. Unrestricted access over new streets in Leona Valley would have major negative traffic impacts on large segments of the community. Residents of Leona Valley should be thoroughly apprised of the adverse ramifications on their lifestyle should this proposal be submitted for approval. The County should also be aware of the significant adverse environmental impact of this section.

- 6.) **Utility Services Undergrounding.** Electrical additions and improvements must compliment the reliability, safety and rural character of the Leona Valley community.

The purpose of the utility services undergrounding standard is to:

- Preserve the natural viewscape of the open rural environment
- Reduce outages due to downed poles or snapped wires
- Increase safety while fighting fires or during extreme storms
- Significantly reduce electro magnetic field (EMF) exposure from overhead lines

- (A) **Underground Utilities Required.** All new buildings and structures in Leona Valley must provide underground electrical and communication service laterals on the premises to be served, as hereinafter required.

- i.) **New Construction.** All electrical, telephone, cable television system, and similar service wires and cables which provide direct service to new main buildings, new accessory buildings, and structures, shall be installed underground in compliance with all applicable building and electrical codes, safety regulations, rules of the California Electrical Code, and orders of the Public Utilities Commission of the State of California,
- ii.) **Existing Buildings.** Such service wires and cables shall also be placed underground when existing buildings, existing accessory buildings, and structures are repaired, remodeled, altered or expanded, except where the value, as determined for building permit fee purposes, by the County of Los Angeles Building Code, of such repairs or remodeling, or expansion does not exceed fifty percent (50%) of the value of the building or structure as determined by the Uniform Building Code.
- iii.) **Wiring.** Wiring between the accessory buildings and the main buildings shall be in an underground system.
- iv.) **Responsibility for Compliance.** The Contractor and Owner are jointly and severally responsible for complying with the requirements of this section and shall make the necessary arrangements with the utility companies servicing the structure for the installation of such facilities. If a proposed building or structure would create a situation which would make unreasonable or impractical the continuance of underground utility service to an existing adjacent property (or properties), then the Contractor and owner of the proposed building or structure shall be responsible for relocating such utilities per utility company specifications, and said utilities must be installed underground in compliance with all applicable codes, safety regulations, rules of the California Electrical Code, and orders of the Public Utilities Commission of the State of California

This is difficult to enforce. Who would be tasked with enforcing such compliance? This could place a very large burden on existing lot owners wishing to build or remodel on their property. There is no rational planning basis for this. Further the requirement that contractor and the owner be jointly and severally responsible for compliance will create a burden on the owner as many contactors may not wish to do the work under this constraint, and contractors' insurance carriers may not wish to cover them. The burden should fall solely on the owner of the property.

- v.) **Appurtenances.** For the purpose of this section, appurtenances and associated equipment such as, but not limited to, service mounted transformers, pedestal mounted terminal boxes and meter cabinets may be placed above ground if permitted by and in accordance with the rules of the California Electrical Code, and orders of the Public Utilities Commission of the State of California

What will be required by the affected utility company? Some research will need to be done on this so that compliance is uniform.

- vi.) **Waiver of Underground Requirements.** If topographical, soil, or any other physical conditions make such underground installations impossible or impractical, a waiver of the requirements of this section may be granted by the Department of

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Regional Planning Building Official, (a written approval from Southern California Edison is required when necessary). The waiver applies only to that portion which is impossible or impractical and not to the entire project.

If the utility service is not situated on the same side of the public street as the permittee, or not within ten (10) feet of the area enclosed by the extension of any property lines to said public street or utility easement, the permittee must install all conduit, wires, pullboxes, electrical panel and other appurtenances from the structure to an approved location on the property line of the parcel which will facilitate connection to any future underground service; and that the property may continue to be served at the property line, or said approved location, by overhead wires to the property line until said future underground utility service conversion. All new utility service into existing unused utility easements or into new utility easements must be underground.

This could place a very large burden on existing lot owners wishing to build or remodel on their property. There is no rational planning basis for this.

- 7.) **Required Area.** Standard residential lots or parcels shall contain a gross area of not less than two and one-half acres. Clustering and density transfers are prohibited.

There is no rational planning basis for this major departure from the County Hillside Management regulations, the County General Plan, the proposed County General Plan, and numerous other documents which encourage clustering as a way of minimizing adverse environmental impacts. This regulation, which essentially nullifies the County's acclaimed Hillside Management regulations, would have severely adverse environmental impacts if adopted.

- 8.) **Subdivisions.** In order to maintain the custom home rural character of Leona Valley, and in addition to the Community Wide Development Standards, Items 1-7, the following requirements must apply to housing subdivisions:

NOTE: There are over 900 lots within the existing LVCS D consisting of over 8,500 acres. There are approx. 110 lots, 1 acre or less in size; approx. 110 lots between 1 and 2 acres; and approx. 175 lots between 2 and 2.5 acres. This totals of approx. 400 lots (almost half of all of the lots within the CSD boundary), which are less than the minimum lot size proposed herein. It is interesting to note that of these 400 lots that are less than 2.5 acres, almost 100% are improved with a home. Conversely, of the 500 lots remaining in the CSD, only about half are improved with a home. Further, LVTC gives no voting power to non-resident property owners and these owners are not typically noticed by the LVTC about important changes that could affect their property rights. It appears inappropriate that residency alone should be the determining factor in creating restrictions that would apply to a majority of the land, yet that same majority has little or no input in process. Further, it also seems inappropriate that the owners of lots less than 2.5 acres are attempting to require that all future residents will not be able to enjoy the same use of their land as they do.

A possible area for discussion is that, the majority of the lots which are less than 2.5 acres are located in the eastern section of the LVCS D, while a majority of the larger undeveloped lots are located in the western section. Consideration could be given to creating two areas for lot density purposes, e.g. no less than 1.5 acres on the land located in the eastern section and no less than 2.5 on land located in the western section.

Whether one home or ten homes are being constructed, development can impact trails (see b. below), habitat (c.), drainage (d.) and agriculture (f). And regulations concerning setbacks (see a. below), architecture (e.), solar energy (g.), EIR's (h), water availability (j.) and processing requirements (k. and l.) are equally relevant regardless of the number of homes that are being constructed. All conditions of these CSD desires should be applied uniformly over all lots. Much more attention and discussion would follow if all of these proposed changes affected each resident and each lot owner equally.

- a. **Subdivision Set Back Requirements.** Subdivisions must have the following minimum setback requirements:
- Front Yard: Minimum 65 feet.
 - Side Yards: Minimum 65-feet
 - Rear Yard: Minimum 65-feet

There is no rational planning basis behind such onerous setback standards. Requiring a minimum of 130' between homes is irrational. A typical 2.5 acre lot in Leona Valley has a frontage of about 170', which would allow only a home 40' wide to be constructed, with the remaining 75% of the lot's frontage devoted to "sideyard setbacks." The garage alone is typically 30' wide, leaving only 10' for "elevation" purposes. This regulation would promote the design of "franchised homes" as each would necessarily be extremely narrow and built exactly in the middle of the lot. Application of such ill-

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advised standards would only encourage the cookie-cutter subdivision of land rather than the clustered, varying lot sizes and shapes encouraged by the General Plan and Hillside Development regulations.

- b. Trail Easements. In reviewing and establishing design conditions for any land division, the hearing officer must consider community trails objectives and whether or not they may be promoted or benefited by such division. Alternative proposals for trail easements consistent with community goals must be developed and considered in conjunction with each land division.

This is inconsistent with prior arguments that all subdivisions have trails.

- i. Unobstructed multipurpose pathways for both pedestrian and equestrian uses should be developed in each new land division to the satisfaction of both the Los Angeles County Department of Public Works and the Department of Parks and Recreation. Although alignments that are not adjacent to roadways will generally be preferred, road easements may be used when the hearing officer determines that other locations are inappropriate.
- ii. Any trail incorporated into a land division must contain a provision for participation in an appropriate trail maintenance financing mechanism; the financing mechanism must be established prior to the construction of the trail.
- c. Habitat. Development must respect the unique characteristics of the types of wildlife habitat in Leona Valley and should not alter the surrounding native vegetation. Specifically: Chaparral, Manzanita, cottonwood, oak and sage habitats should not be altered where watersheds could be damaged. The scarce woodland and grassland areas, because of their importance as wildlife habitat, should be protected from damaging development.
- d. Drainage, Creeks & Channels: Design Element. The following provisions are intended to slow or reduce runoff from new development and protect and enhance the rural character of Leona Valley. In addition to existing county standards for the control of runoff, the following standards must be observed:
- i.) *Minimizing Flood Hazards:* Flood hazards should be minimized by: Limiting development in watersheds; and, keeping development out of natural flood plains. Any project or use, which cannot mitigate significant adverse impacts, as defined in the California Environmental Quality Act on sensitive environmental resources, must be denied.
- ii.) *Open Space or Conservation Easements:* Open space or conservation easements or equivalent measures are required in order to protect undisturbed watershed cover and riparian areas located on parcels proposed for development. Where development is proposed adjacent to Environmentally Sensitive Habitat Areas or existing creeks or streams, undisturbed natural open space easements are required in order to protect the resources. To maintain natural vegetation buffer areas that protect riparian habitats development other than driveways and walkways must be set back at least seventy-five feet from the outer limit of riparian vegetation.
- iii.) *Soil compaction* must be limited to that only necessary to construct the dwelling or impervious finished surface areas. The compacted soil area must not exceed the structure size by 10%. If the lot will not accommodate this requirement then other means to ensure the structural integrity of the structure must be implemented in lieu of soil compaction. The intent of this requirement is to ensure, to the maximum extent possible, soil absorption of runoff.

Any restrictions on setbacks, soil compaction, “equivalent measures” to open space easements, what may and may not be constructed in certain areas, and many other items in the above paragraphs need to be carefully analyzed by the state and County that already regulate these subjects.

“Environmentally Sensitive Habitat Areas” needs to be defined.

- e. Architecture and Design: In order to retain the unique custom house character of Leona Valley, no more than 5% of the homes within a subdivision may have a franchised identical façade and architecture. A façade includes front, rear and sides of the structure (360°).²

² The County of Los Angeles with the Development Committee will be working to enhance the language of the architecture and design Item “E” in order to create developments that blend seamlessly into Leona Valley.

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Again, if only four homes were being built, or a contractor was building on multiple single lots in the community, the homes could all be identical?

- f. Agriculture: New home subdivisions may not restrict agricultural endeavors on individual property owners.

There is no rational planning basis for this requirement.

- g. Solar Energy: A seller of production homes (Developer) must offer the option of a solar energy system to all customers negotiating the purchase of a new production home.

The term “production homes” needs a definition.

The use of the term “developer” needs a definition. Any builder of their own home on their own property is a developer. This needs clarification – Webster’s defines a developer as “A person who develops real estate, especially by preparing a site for residential or commercial use,” which would include anyone that wishes to prepare a lot for eventual construction.

There is no rational planning basis for this attempted distinction between “developers” who construct “production homes” and others. Like many other portions of these proposed regulations that attempt to set one set of standards for existing home owners and individuals wishing to only build one to four homes, and another set of standards for larger projects, this is probably illegal in that it is an attempt to impose a requirement on just one sub-class and therefore may be considered discrimination.

- h. Environmental Impact Reports and Archeological Reports: An environmental impact report and archeological report is required for residential subdivisions of ten or more dwelling units or when exceeding an area 25 acres.

Such a blanket EIR requirement is illegal.

- i. Equestrian Accommodations: All subdivisions must be equestrian friendly developments.

What does “equestrian friendly” mean and how is it different from current zoning ordinances?

- j. Water Availability: A Will Serve letter must be obtained from the water service company prior to the approval of a subdivision. Conditional Will-Serves (a will serve letter with conditions) is prohibited. The water purveyor and developer must provide a detailed description of the modifications and infrastructure necessary to support the subdivision.

There is no rational planning basis for this requirement. This is contrary to existing County ordinances and may be incompatible with the Subdivision Map Act. Public utilities or private utility companies commonly impose conditions on their will-serve letters.

- k. Proposed Developments: Concurrent with the submission of a subdivision application to the County of Los Angeles Department of Regional Planning, the Developer must present the proposed development to the people of Leona Valley at a regularly scheduled Leona Valley Town Council meeting or, at the Developers expense, at a Town Hall meeting at the Leona Valley Improvement Association Community Building.³

There is no rational planning basis for this requirement only applying to subdivisions and not to any and all construction in Leona Valley that is otherwise subject to these regulations.

- l. Documentation Requirements: To avoid cost impacts to the community, the Developer **[definition?]** or their representative must provide one copy of all documents submitted to the County of Los Angeles Department of Regional Planning and Associated Departments of the County of Los Angeles concurrently to the Leona Valley Town Council.⁴

³ The County of Los Angeles is seeking advice from County Counsel for language and guidance on this item.

⁴ See footnote 1

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9.) **Enforcement and Notification Requirements.** In order to ensure adherence to the Leona Valley Community Standards District, the following requirements must apply:

- i.) Directors Review. Director’s review shall be required for all zoning and subdivision applications, pursuant to Part 12 of Chapter 22.56. Room additions or modifications greater than four hundred square feet and for all new home construction to insure that the intent and purpose of the Community Standards District are satisfied. Remodeling and building additions less than four hundred square feet do not require a Director’s Review.
- ii.) New Construction. Approval of any construction project exceeding 400-square feet of building area must require the recordation of the Leona Valley Community Standards District (22.44.122), either by reference of this code by covenant; or a copy of this document in its entirety; onto the legal title policy of the property.

The legality of imposing conditions of title which are already required by ordinance is questionable

- iii.) Town Council Notification. The County of Los Angeles Department of Regional Planning shall provide notice by first-class mail identifying applications filed during the previous 30-day period for projects within the Leona Valley Community Standards District that involve the following considerations:
 - a.) Zone change
 - b.) Land division
 - c.) Conditional Use Permit
 - d.) General plan amendment
 - e.) Variance
 - f.) Annexation

D. Zone-Specific Development Standards

The idea of eliminating dozens of “allowed” uses is dangerous in that it completely negates uses that may actually be acceptable given further analysis in the future.

For example, from the lists below all of the following would not be allowed: a local community college wanting to use an existing classroom or storefront for an extension class on a subject that members of the community wished to attend; the local phone company wanting to set up a local office where residents could pay bills; someone wanting to open a drycleaners and laundry; someone wanting to open a small blueprint company; someone wanting to open a small dance studio, or a small business owner wanting to sell radios.

Making a discretionary review of all uses a requirement, such as making them subject to a Use Permit, would be a more prudent approach. Such a discretionary review would be especially appropriate for the many commercial uses the LVTC is proposing to be prohibited. These exclusions would be financially damaging to owners of commercial properties, the owners of which may not yet have been notified.

1. **Zones A-2, A-2, A-2H, RR and R-A**

Due to the lack of area infrastructure, limited water resources, lack of conformity to the community, and the environmental sensitivity of Leona Valley, the following uses are prohibited in agricultural and residential zones within the Leona Valley Community Standards District:

<ul style="list-style-type: none">• Adult day care facilities⁵• Adult residential facilities, including day use, having seven or more persons.• Airports.⁶• Amphitheaters, having a seating capacity of not to exceed 500 seats, but excluding drive-in theaters.• Camping facilities, overnight• Childcare centers, except as otherwise provided in Section 22.24.140.	<ul style="list-style-type: none">• Heavy equipment training schools, on a lot or parcel of land having, as a condition of use, an area of not less than 100 acres.• Health retreats• Heliports. (Private and non-emergency)• Helistops. (Private and non-emergency)• Hospitals.• Juvenile halls.• Landfills
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⁵ The County is going to ascertain whether Leona Valley can limit the construction of Adult Day Care Facilities, Adult Residential Care Facilities (larger) & Child Care Centers as per State Law in A-1 & A-2 zones.

⁶ Remote Control (RC) Aircraft Fields Exempt

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<ul style="list-style-type: none"> • Circus winter quarters. • Colleges and universities, including appurtenant facilities giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency. • Correctional institutions, including jails, farms and camps. • Density-controlled developments, subject to the conditions of Section 22.56.205. • Disability rehabilitation and training centers, on a lot or parcel of land having an area of not less than one acre, where sheltered employment or industrial-type training is conducted. • Electric distribution substations, electric transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof. • Explosive storage • Fairgrounds • Farm labor camps. • Fertilizer plants. • Fairgrounds of a public character, when permanently located, including such commercial uses as are normally accessory or appurtenant thereto. • Fruit and vegetable packing plants (industrial). • Gas metering and control stations, public utility. • Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230. • Grading projects, on-site, but excluding projects where the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project. • Grange or fraternal organization type halls. • Group homes, children, having seven or more children. 	<ul style="list-style-type: none"> • Landing strips. • Linseed, cottonseed and coconut oil processing plants • Logging operations • Manure processing, the spreading, drying & sale of • Microwave stations. • Mobilehome parks • Multi Family Dwellings • Nudist camps. • Oil Wells • Public utility service centers. • Public utility service storage yards. • Recreation clubs, private, including tennis, polo and swimming; <p style="text-align: center;"><u>The County commonly requires and always allows, if the applicant desires, developments to install, common recreation amenities.</u></p> <ul style="list-style-type: none"> • Recreational trailer parks, as provided in Part 6 of Chapter 22.52. • Road construction and maintenance yards. • Sawmills, only in conjunction with logging operations. • Solid fill projects. • Stations—Bus, railroad, taxi. • Storage, temporary, or materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year. • Surface mining operations • Terminals, bus and railroad. • Theaters, drive-in. • Theaters, amphitheaters having a seating capacity of not to exceed 500 seats, but excluding drive-in theaters. • Townhouses, subject to the conditions of Section 22.56.255. • Trade Schools • Youth Hostels
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2. Zones M-1, M-1½, M-2, M-2½, M-3, MPD, D-2, B-1 & B-2
 No manufacturing or industrial uses are permitted within the Leona Valley Community Standards District.
3. Zones C-1, C-2, C-3, C-4, C-H, C-M, and CPD
 The commercial zone district within Leona Valley is located at the intersection of 90th Street West and Elizabeth Lake Road. Historically, this neighborhood business zone has provided local commercial needs. The following standards apply to commercially zoned parcels:⁷
 - a. Uses Subject to Permits. Where the property not located in the commercial land use category of the Leona Valley Community Standards District, a conditional use permit as

⁷ The County of Los Angeles intends to create a rural commercial zoning code and will likely use our guidance and our Standard in restricting commercial uses to small neighborhood establishments in rural areas.

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provided in Part 1 of Chapter 22.56 is required for any commercial use otherwise permitted in the basic zone. The hearing officer must find that such proposed commercial use is servicing Leona Valley's local need and is compatible within surrounding land uses located within 5,000-feet. Notwithstanding the above, no conditional use permit is required for a change of an existing commercial use to a new commercial use having the same or lesser parking requirement and occupant load and having the same occupancy classification as described in Title 26, unless such new use is subject to permit in the basic zone.

- b. **Maximum Height.** The maximum height of all structures, except chimneys and rooftop antennas, shall be 35 feet.
- c. **Maximum Floor Area.** The maximum floor area shall be 50% of the net lot area. Floor area shall include all enclosed buildings.
- d. **Maximum Lot Coverage.** The maximum lot coverage shall be 50% of the net lot area. Lot coverage includes all enclosed buildings.
- e. **Setback.** For structures that exceed 17 feet in height and are located on a parcel of land adjacent to a residential or agricultural zone, the maximum height of the structure at five feet from the property line adjacent to the residential zone shall be ten feet and any portion of the structure that exceeds ten feet in height shall be set back and additional five feet for every additional foot of height.

Due to the limited infrastructure, scarcity of water resources, lack of conformity to the community, lack of local need and the environmental sensitivity of Leona Valley, the following uses are prohibited in commercial zones within the Leona Valley Community Standards District:

<ul style="list-style-type: none"> • Air Pollution sampling stations • Automobile battery dedicated shop • Automobile rental and leasing agency • Automobile/motorized vehicle sales, sale of new and used motor vehicles. • Bakery Goods Distribution • Blueprint shops • Car washes, automatic, coin-operated or hand wash • Child Care Centers, excluding small home based businesses • Colleges, universities and trade schools, including appurtenant facilities. • Comfort Stations • Dental laboratories • Department Stores • Drug Stores over 2,000-square feet • Electric distribution substations • Film laboratories • Family childcare homes with greater than six residents. • Frozen food lockers • Furniture and appliance rentals • Furniture and household goods, transfer and storage • Gas metering and control stations, public utility • Grocery stores in excess of 2,000/Sf 	<ul style="list-style-type: none"> • Parking lots and parking buildings • Photocopying • Photographic equipment and supply stores • Photoengravers and lithographers • Printers • Public utility service centers • Radio and television broadcasting studios, excluding local emergency radio service • Radio and television stores • Recording studios • Recreational Vehicle Sales • Recreational Vehicle Rentals • Mobile Home Sales • Model home display centers <p style="text-align: center;"><u>There is no rationale for this exclusion.</u></p> <ul style="list-style-type: none"> • Mortuaries • Motion picture processing, reconstruction and synchronizing film with sound tracks. • Motorcycle or motorscooter rentals • Offices, businesses or professional exceeding 2,000-square feet of building area • Office Machines & Equipment Sales • Parcel delivery terminals • Schools of business and professional including barber, beauty, dance, music, manual training, shop
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<ul style="list-style-type: none">• Hospital equipment and supply rentals• Laboratories, research and testing• Laundries, hand• Laundries, retail• Laundries, self service• Mail Order Houses• Medical clinics• Medical laboratories• Mimeograph and addressograph services	<p>work, maintenance of machinery or mechanical equipment.</p> <ul style="list-style-type: none">• Sporting good stores in excess of 2,000-square feet of building area;• Stations—bus, railroad or taxi• Strip Malls (three or more contiguous establishments)• Trailer sales, box and utility• Truck rentals are permitted but may not exceed four rental vehicles.• Tobacco shops• Recreational clubs (commercial) exceeding 2,000-square feet of building area.
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E. Area-Specific Development Standards

The Leona Valley Community Center.

Purpose. To preserve the buildings, space and future development of the Leona Valley Community Center for the benefit of the community.

The Leona Valley Community Building, established in 1954, is a multi-use hub for community activities. Owned, operated and maintained by the Leona Valley Improvement Association (LVIA), a non-profit community organization, the Center receives no governmental funding and is supported by volunteers, donations and fund-raising events.

The Center comprises a building for social events and a meeting place for local organizations; an arena for equestrian events; the Leona Heritage Park, including the historic Leona One-room Schoolhouse; recycling stations; and, storage containers.

The Leona Valley Community Center shall continue its current purpose and usage, allowing for on-site expansion, improvements, or layout reassignment as needed.

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Definitions. In order to make clear and concise standards, without open-ended interpretation, the following definitions are included: Unless specifically defined below, the words and phrases used in this section shall be interpreted to give the meaning they have in common usage, and to give this section its most reasonable application.⁸

“Agriculture” Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pastureland.

“Clustered Development” Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open-space area.

“Curvilinear” Consisting of or bounded by curved lines

“Density Transfer” A way of retaining open space by concentrating densities—usually in compact areas adjacent to existing urbanization and utilities—while leaving unchanged historic, sensitive or hazardous areas. In some jurisdictions, for example, developers can buy development rights of properties targeted for public open-space and transfer the additional density to the base number of units permitted in the zone in which they propose to develop.

Density, Residential” The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

“Directors Review” Review by the County of Los Angeles Department of Regional Planning

“Environment” CEQA defines environment as “the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise and objects of historic or aesthetic significance.”

“Environmental Impact Report (EIR)” A report required pursuant to the California Environmental Quality Act which assesses all the environmental characteristics of an area, determines what effects or impacts will result if the area is altered or disturbed by a proposed action, and identifies alternatives or other measures to avoid or reduce those impacts.

“Fixture” (or “luminaire”) means a complete lighting unit including the lamp and parts designed to distribute the light, position and protect the lamp, and connect the lamp to a power source.

“Footcandle (fc)” means a unit of measurement for the total amount of light cast on a surface (illuminance). One footcandle is equivalent to the illuminance produced by a source of one candle at a distance of one foot.

“Franchised Housing” housing consisting of similar houses constructed together on a tract of land or subdivision.

“Full cut-off fixture” means a lighting fixture designed such that no light, either directly from the lamp or indirectly from the fixture, is emitted at or above a horizontal plane running through the lowest point of the lamp shield.

“Glare” means direct and unshielded light striking the eye to result in visual discomfort and reduced visual performance.

“Grading” Alteration of existing slope and shape of the ground surface.

“Habitat” The physical location or type of environment in which an organism or biological population lives or occurs.

“Hillside Management Areas” Hilly and mountainous areas with natural average slopes above 15 percent. Instituted to preserve the natural and scenic character of the area and to minimize danger to life and property caused by fire and flood hazards, water pollution, soil erosion and land slippage.

“Illuminating Element” means the part of the lamp that generates the visible light, such as the filament of an incandescent lamp.

“Lamp” is the generic term for an artificial light source installed in the socket portion of the fixture, to be distinguished from the whole assembly. Commonly referred to as a “bulb”.

⁸ The County of Los Angeles will likely limit the definitions to those definitions that are currently not in County Code.

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“Light Output” is the sum of the lumens of all unshielded lamps in a fixture, under a building canopy, or on a site plan.

“Light pollution” means any adverse effect of artificial light sources including, but not limited to, discomfort to the eye or diminished vision due to glare, light trespass, uncontrolled up-lighting, uncomfortable distraction to the eye, or any artificial light that diminishes the ability to view the night sky.

“Light trespass” means light falling where it is not wanted or needed, generally light from one property that shines onto another property or the public right-of-way.

“Lighting Zone 1” (Dark Ambient Illumination) government land, recreation area, or wildlife preserve;

“Lighting Zone 2” (Low Ambient Illumination) Rural areas defined by the United States Census.

“Lighting Zone 3” (Medium Ambient Illumination) Urban areas

“Lighting Zone 4” (High) there are no State designations for this level;

“Lumen” means the unit used to quantify the amount of light energy produced by a lamp. For example, a forty-watt incandescent lamp produces approximately four hundred lumens, while a thirty-five-watt high-pressure sodium lamp produces about two thousand three hundred lumens.

“Open-Space Land” Any parcel or area of land or water that is essentially unimproved and devoted to an open-space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation or (4) public health and safety.

“Outdoor lighting fixture” means any temporary or permanent lighting fixture that is installed, located, or used in such a manner to provide illumination of objects or activities outside. Outdoor lighting fixtures include all fixtures mounted to the exterior of a structure, poles, bollards, or other freestanding structures, or placed so as to provide direct illumination on any exterior area or activity.

“Private Road/Private Street” Privately owned (and usually privately maintained) motor vehicle access that is not dedicated as a public street. Typically the owner posts a sign indicating that the street is private property and limits traffic in some fashion. For density calculation purposes, some jurisdictions exclude private roads when establishing the total acreage of the site. However, aisles within and driveways serving private parking lots are not considered private roads.

“Riparian” A type of environment, usually referring to stream banks or other areas that are adjacent to and dependent on a watercourse or body of water.

“Riparian Lands” Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.

“Ridgeline” A line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another.

“Rural” A way of life characterized by living in a non-urban or agricultural environment at low densities without typical urban services. Urban services and facilities not normally found in rural areas include curbs, gutters and sidewalks; street lighting, landscaping and traffic signalization; mass public transit; and commercial facilities dependent on large consumer volumes such as regional shopping centers.

“Shielding” means a barrier around a fixture that helps conceal the lamp and control light distribution. A fixture that is “fully shielded” incorporates a solid barrier, emits no light rays above the horizontal plane and effectively obscures visibility of the lamp. A fixture that is “partially shielded” may allow some light to pass through a semi-translucent barrier, and/or may allow visibility of the lamp from certain perspectives.

“Significant Ecological Areas (SEAs)” Ecologically important or fragile land and water areas valuable as plant and animal communities.

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“Strip Mall” A shopping complex containing a row of various stores, businesses, and restaurants that usually open onto a common parking lot.

“Subdivision” The division of a tract of land into four or more defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

“View Corridor” The line of sight—identified as to height, width and distance—of an observer looking toward an object of significance to the community (e.g., ridgeline, river, historic building, etc.). The route that directs the viewer’s attention.

“Viewshed” The area within view from a defined observation point.

“Watershed” The total area above a given point on a watercourse that contributes water to its flow. The entire region drained by a waterway or watercourse that drains into a lake or reservoir.

“Zoning” The division of a city or county by legislative regulations into areas or zones that specify allowable uses for real property and size restrictions for buildings within these areas. A program that implements policies of the General Plan.