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# MEMORANDUM

**DATE:** SEPTEMBER 3, 2020  
**PROJECT:** CITY OF EL MIRAGE ZONING CODE UPDATE  
**SUBJECT:** DYSART RANCHETTES SURVEY SUMMARY

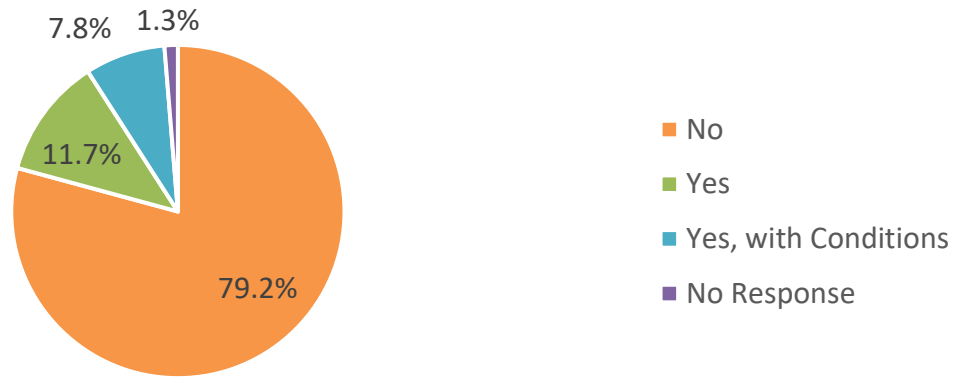
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This memo is a summary of the responses generated from the Dysart Ranchettes survey that was available both digitally online and physically mailed out for participation from July 27<sup>th</sup> through August 21<sup>st</sup> of this year. The survey was comprised of 22 questions based on resident and city concerns about the Dysart Ranchettes neighborhood. The following summary highlights the different perspectives provided by the residents of the Dysart Ranchettes.

## **Responses**

Over the course of the survey period, 67 hard copy responses were mailed into the City and the online digital survey received 11 responses.

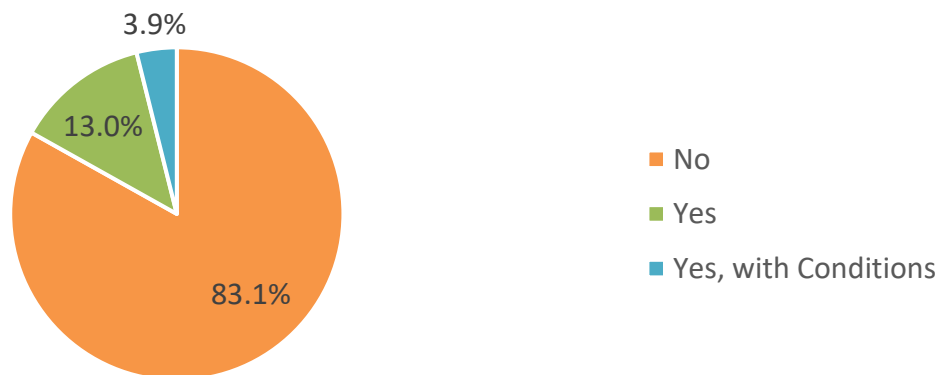
### Q1: Do you feel that home occupations are a problem in the Dysart Ranchettes?



Q1 Summary of common additional response comments:

- Limit number of employees and type of businesses
- Park off street and not visible from the front of the property

### Q2: Should home occupations be limited to indoor uses only?



Q2 Summary of common additional response comments:

- Adhere to noise and dust reduction
- Limit to regular business hours
- Limit number of people and vehicles allowed

**Q3: Should home occupations be operated only in the home and not in an accessory building?**



Q3 Summary of common additional response comments:

- If it is an outdoor occupation and no other employees
- Case by case basis dependent on noise and smells

**Q4: Should home occupations be allowed to have employees who do not live on the property?**



Q4 Summary of common additional response comments:

- Limit number of employees and parking not visible from street
- If properly licensed
- No street parking
- If employees work off site
- Normal business hours with no serious disturbances

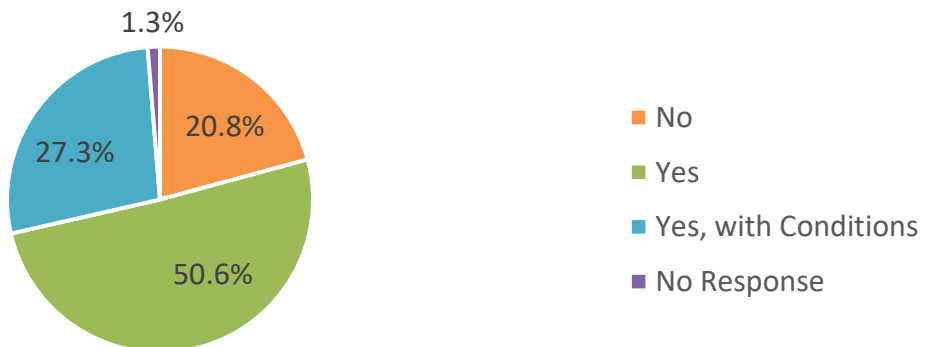
**Q5: If home occupations require equipment (i.e. vehicles, trailers, etc.) for off-site use, should parking or storage of that equipment at the home be allowed?**



Q5 Summary of common additional response comments:

- Not visible from street (screened, fenced, behind gates etc.)
- As long as equipment is fully functioning/not broken down
- Parking not visible from street
- No street parking/parking only on owner's property

**Q6: Should automotive based home occupations, such as for hire vehicle repair or restoration services, be permitted in the Dysart Ranchettes?**



Q6 Summary of common additional response comments:

- No street parking/Not visible from the street
- Noise not to exceed 100 dB
- No hazardous materials disposed of on property
- Small scale with not a lot of traffic

### Q7: Is residential parking a problem in the Dysart Ranchettes?



Q7 Summary of common additional response comments:

- No inoperable/broken down vehicles in front yard or on the street
- Parking in front limited to special events
- Minimize dust

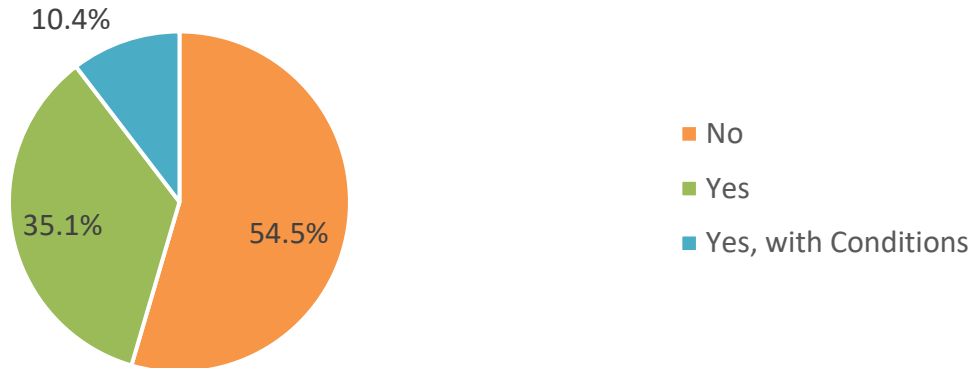
### Q8: Should storage of personal RVs, trailers or similar equipment be allowed without being screened by a wall, landscaping, or a gate?



Q8 Summary of common additional response comments:

- Temporary or up to a time limit (one week, 30 days, etc.)
- No street parking/Not visible from the street
- No inoperable/broken down vehicles in front yard or on the street

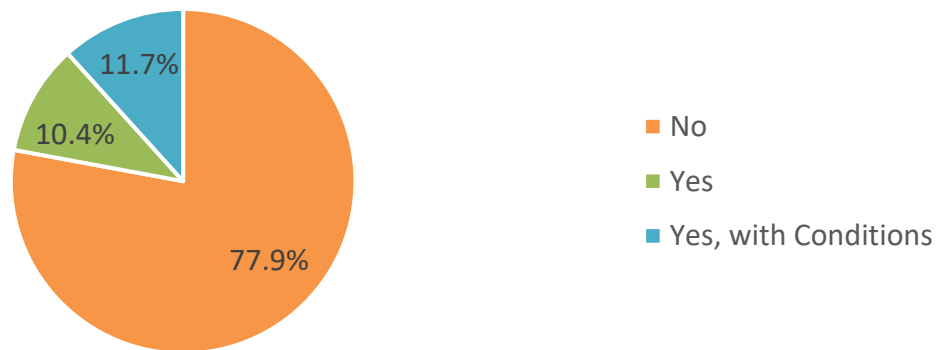
**Q9: Should all parking in the front yard area be on a solid, dustproof surface (i.e. concrete, asphalt, pavers, crushed granite, etc.)?**



Q9 Summary of common additional response comments:

- City pays for resurfacing
- If vehicles are routinely used. Trailers less frequently used no

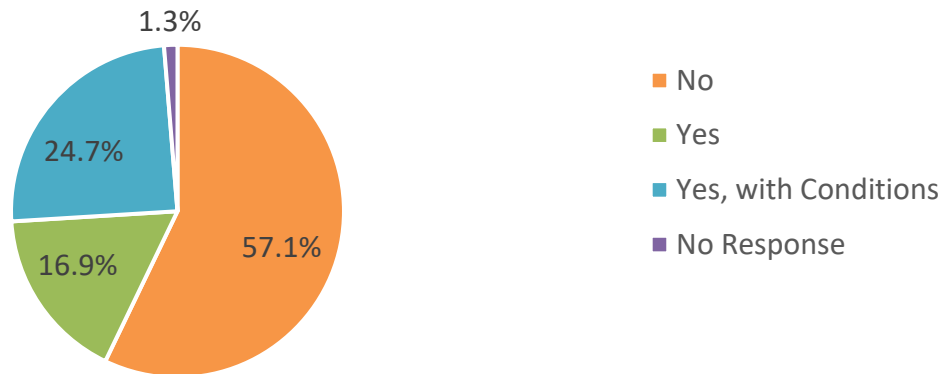
**Q10: Should the allowable parking area, in the front yard, be limited in size?**



Q10 Summary of common additional response comments:

- No inoperable/broken down vehicles in front yard or on the street
- Up to 4 vehicles
- Limited to size of paved driveway

**Q11: Should there be restrictions on the use of RVs and travel trailers as dwellings for guests?**



Q11 Summary of common additional response comments:

- No inoperable/broken down vehicles in front yard or on the street
- Temporary or up to a time limit (one week, 30 days, etc.)
- No street parking/Not visible from the street

**Q12: Is property maintenance such as the storage of miscellaneous materials, weeds and overgrown vegetation, or other similar elements a problem in the Dysart Ranchettes?**



Q12 Summary of common additional response comments:

- Only certain properties on Desert Cove
- Trees should be 2 feet away from property line for owner maintenance and trimming
- Organized/neatly stored materials (as in Bulk Trash Pickup Dos and Don'ts)

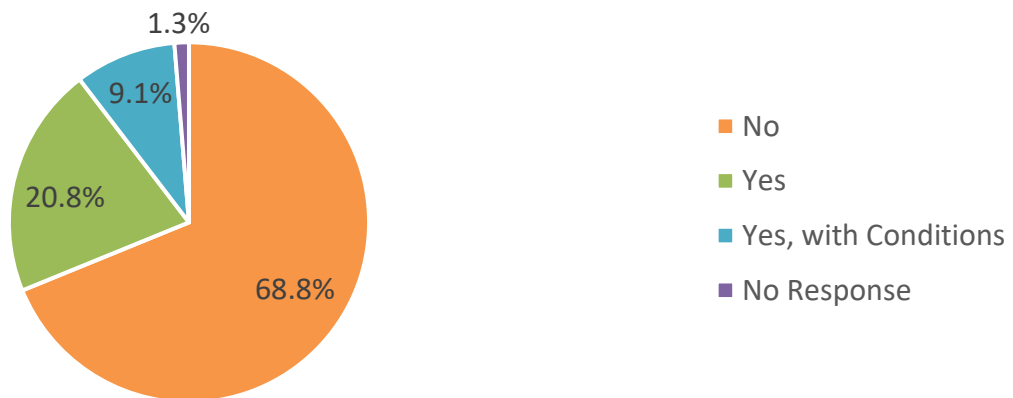
**Q13: Should the City require solid walls to screen certain types of conditions that are visible from public rights-of-way?**



Q13 Summary of common additional response comments:

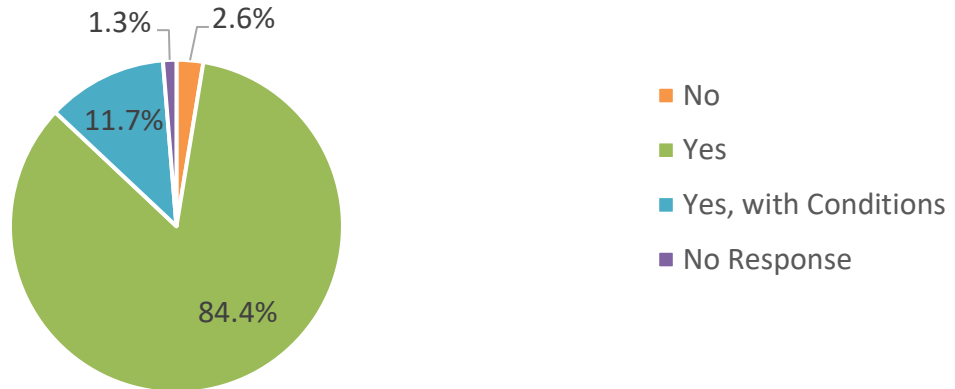
- Livestock should be screened
- No livestock in front yard

**Q14: Should the City require dense, well-maintained vegetation to screen certain types of conditions that are visible from public rights-of-way?**





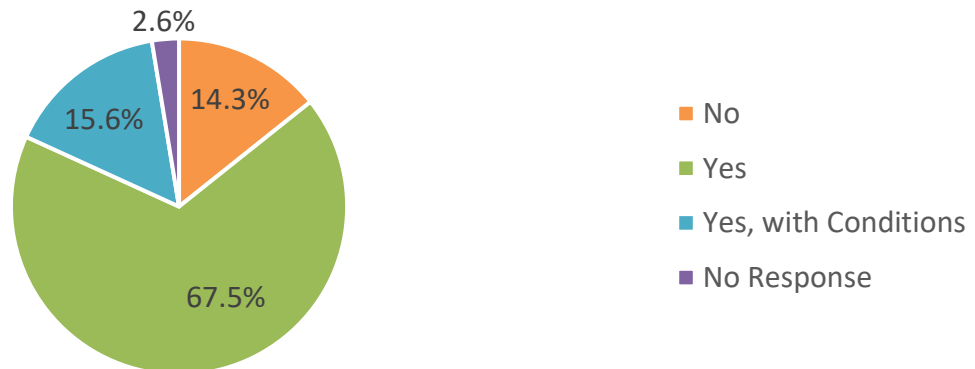
### Q15: Should agricultural uses and livestock be allowed in the Dysart Ranchettes?



Q15 Summary of common additional response comments:

- Proper disposal of dead animals
- Limit number of livestock (animals per acre)
- Not visible from street
- Clean and well-kept maintenance

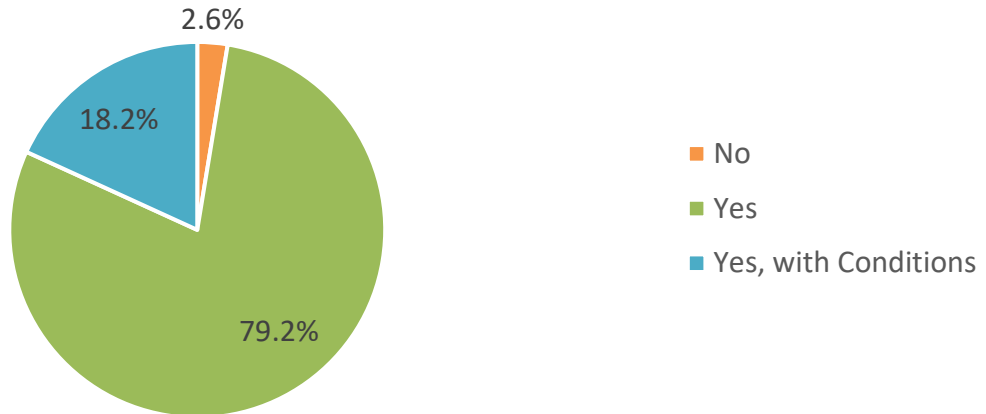
### Q16: Should one guest house be allowed per residential lot?



Q16 Summary of common additional response comments:

- Depends on parcel/lot size
- Building size (total square footage) and number of residents

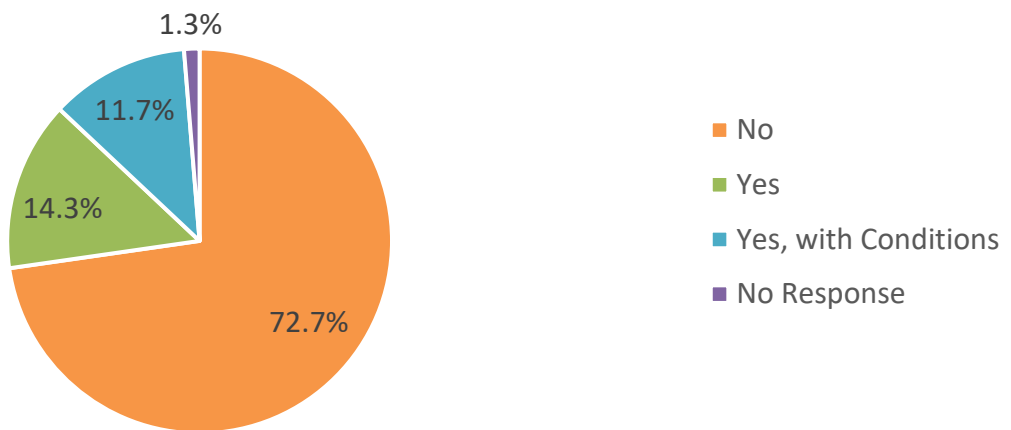
**Q17: Should more than one accessory building be permitted per residential lot?**



Q17 Summary of common additional response comments:

- Depends on parcel/lot size
- Building size (total square footage) and number of residents
- Buildings properly screened

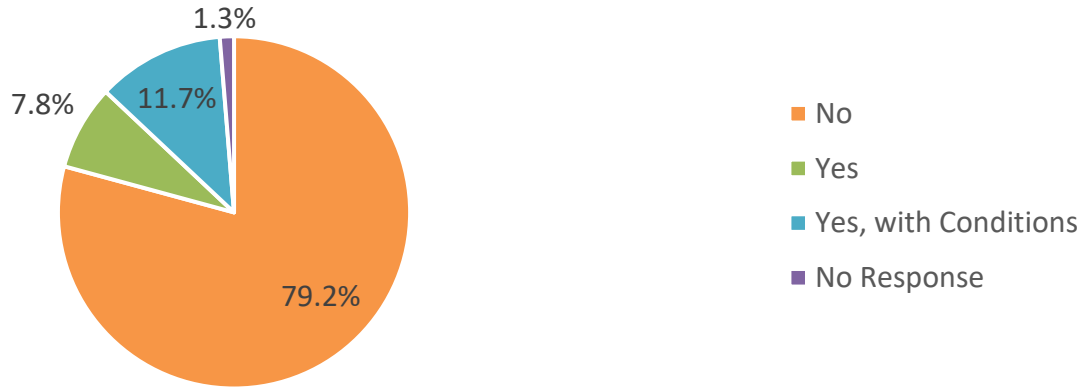
**Q18: Should accessory buildings be limited in size?**



Q18 Summary of common additional response comments:

- Based on lot size

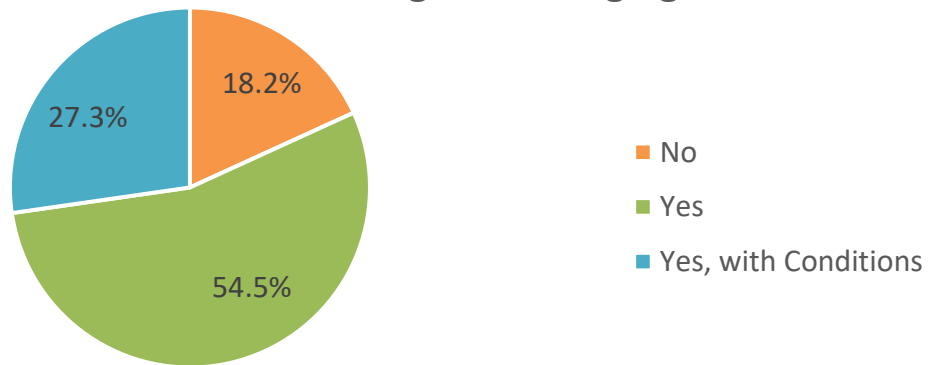
**Q19: Should accessory buildings and guest houses be built to look like the primary home?**



Q19 Summary of common additional response comments:

- Paint only
- Screened and contained from view in backyard
- All containers screened and not visible from street

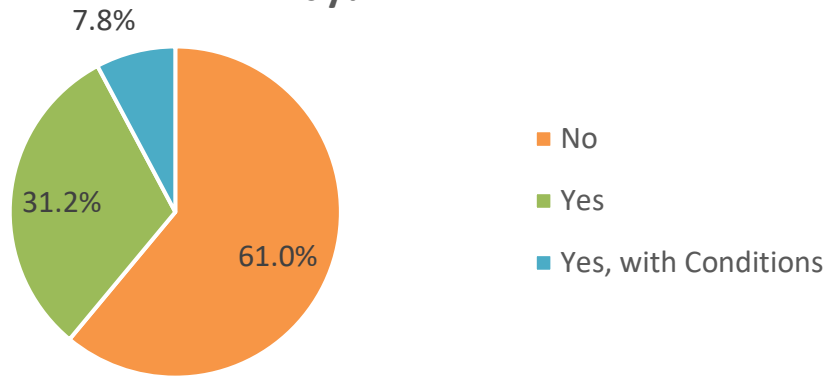
**Q20: Should one commercial storage container (i.e. conex boxes, shipping container) be allowed per residential lot for the storage of belongings?**



Q20 Summary of common additional response comments:

- More than one allowed
- If out of sight/screened in back of property
- Paint to blend in with surroundings
- Limited to one or a short period of time

**Q21: Should commercial storage containers (i.e. conex boxes, shipping container) be placed and/or screened from view of adjacent property and public rights-of-way?**



Q21 Summary of common additional response comments:

- As long as advertisements are removed from containers
- Only if in the process of moving

**Q22: Are there any other issues or comments that you would like to share regarding the overall use and/or appearance of property in the Dysart Ranchettes?**

- The most mentioned resident concerns were focused on upkeep and maintenance of yards, vegetation and animals specifically in relation to inoperable vehicles, weeds and deceased animal disposal. The vast majority of residents expressed great pride in living in the Dysart Ranchette neighborhood and appreciation for the rural lifestyle it provides. As a result, many shared concerns toward regulations that would resemble HOA CC&Rs. Respondents seemed to welcome more agricultural/livestock uses of land in the ranchettes, but contrary to the survey results above, expressed a desire to ensure front yards are well maintained, uncluttered, and most other activities properly screened or not visible from the street. Other concerns mentioned focused on the paving of dirt roads, issues with dust, over-irrigation causing weeds in adjacent properties, and maintaining the rural character of the community.