



IN THE PUBLIC ARENA

Horse Living There

A proposal to establish a new state classification for the semi-converted areas of Los Angeles County has local horse lovers speaking. A Public Hearing to be held before the Department of Regional Planning on May 17 will consider the establishment of a Light Residential (R-L) Zone that could be used throughout the unincorporated county. It is intended that this zone be used to replace some of the existing Residential (R-1) zoning in areas where the R-1 zone may have serious environmental impacts. R-L, however, has the potential to place greater restrictions on the housing allowances. The full text of the draft zone may be read on the Department of Regional Planning's web page. The internet access is <http://planning.ca.gov/ra/>. On the site, click on Public Hearing/Incorporation where you will find lots of information on the subject. The proposed R-L zone generally defines a substantial number of land uses which are considered key to the survival of unincorporated horse boarding. It will require a permit to use a property for a number of horse-related uses. At present, no public hearing or Planning Director review is required to operate a boarding area, host a horse show, or exercise guests for Fun. The new zoning, as drafted, would change all that, requiring a hearing for each case—allowing the immediate neighborhood to voice their opinion in public testimony on the file of Planning, Development, Checkmate, etc. The proposed zone also includes revised language intended to strengthen the protection of environmental resources found on properties within the zone. In essence, the proposed zone represents a significant downgrading of the zone permitted outright in the existing R-1 zone.

Notable highlights of the proposed R-L zone, as compared to the existing R-1 zone are as follows:

- The "Established Property" section has been revised to emphasize the need to allow light



Open for riding

NOT TOO CHARMY

Antiques were never so new. When it comes to bedding, functional furnishings for the barn, the dressroom, the guest, and the family, are the essential ingredients to home decor. It takes imagination, and intuition, for the finished look right now is to turn old (or new) materials into a focus for the senses.

It's a study in contrast. Bright colors are faded and distressed, rusty metals are polished and gilded, glass surfaces are transformed with mirrors or gilding. It is a style hard to describe (other than "eclectic"). The marriage of what has been called "shabby chic" style, and country, rural life style is one of perfect harmony. The style is also made for any architectural style, bedding and

curtains, nearby neighborly friends. It is a style that is easy to live with. There are no rules about mixing Victorian with Provincial, or antiques from one century apart. Add a pair of jeans or the wear of fresh-washed jeans, and there is no style-in-conflict. Creative home decorating is fun and profitable. Despite its relative low cost, the shabby style greatly enhances a home's value by making it interesting to a prospective buyer.

One property owner in Laguna will be home nearly overnight in a listing war after decorating in a limited budget.

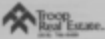
For a referral to a decorator who is available for consulting or a complete home installation, call Nona Green at 949-426-2292.



Shabby chic life

Custom and Horse Property Specialist

Nona Green
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(949) 426-2292



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• Directly write approximately 1000 property owners, agents, and fellow Equestrian Property Network members.

• Available at flea fairs and tack stores in L.A. and Ventura counties.

Let **800-888-8888** help market your horse property in the next issue!