



Los Angeles County Department of Regional Planning

Antelope Acres Community Concept Draft



COMMUNITY CONCEPT DRAFT

This Concept Draft is intended to highlight and summarize the community's priorities and was drafted in working meeting discussions with the Community Standards District (CSD) Committee in October 2018. The CSD Committee consists of Antelope Acres residents and Town Council members. Some of the issues identified in this summary may be addressed in a new CSD, while others could be considered for other County policies or projects.

This document is being shared with the public to collect feedback and identify further discussion points, alternatives or areas of opportunity. This document will also be shared internally with County Departments, including but not limited to Public Works, Public Health, Parks and Recreation, and Fire. Additional follow-up discussions with the CSD Committee may be necessary to discuss changes or comments from the public or County's review. The CSD ordinance language will be drafted based on this Concept Draft document, consultation with the various County departments, and the comments received.

The CSD Committee recommends:

INTENT AND APPLICABILITY

The goal of the community is to keep the area rural. The following topics are seen by the community as "rural defining characteristics." The community would also like to see the standards apply only to new development in order to avoid unintended impacts to existing residents.



STREET AND EXTERIOR LIGHTING

Maintain nighttime dark skies and have the County’s Rural Outdoor Lighting District ordinance (ROLD, a.k.a. “Dark Skies”) enforced. More information should be given to the public for increased awareness regarding its restrictions on outdoor lighting. Limit street lights to certain intersections where needed for visibility and safety purposes.



Courtesy, Dean Walliss. Flickr.

UTILITIES

Require all new development to include underground utilities.



SIGNS

Signage should contain limited or no internal lighting; community message boards may be an exception. Would like to see new signs be designed with a Rustic, Western, Spanish, or Mission look. Limit the height and size of signs for aesthetics, and due to high winds. Prohibit new roof or billboard signs. Allow one ranch sign per property. Election and real estate signs should not be allowed to proliferate; they should be considered temporary, and be removed in a timely manner.



COMMERCIAL DESIGN AND DEVELOPMENT STANDARDS

Commercial buildings should be limited in height and be earth toned in color. They should have a Rustic, Western, Spanish, or Mission design to reflect the history of the community. Buildings should face the street and at least one window should be placed on every street-facing wall. Display windows are acceptable. Screen accessory equipment with landscaping, walls, or fences. When setbacks are provided, they should be landscaped. Parking areas should be paved as well as driveway exits and entryways from the street. Entryways to buildings should also be paved.

COMMERCIAL USES

Prohibit new drive-through businesses in Antelope Acres.



ALCOHOL BEVERAGE SALES

Limit the number of active alcohol licenses with the Antelope Acres CSD area to prevent an overconcentration of alcohol-related uses. Businesses requesting new licenses should be distanced from sensitive use including parks, schools, legally-established places of worship, community centers, and playgrounds.



TRAILS

Keep trails natural and unimproved; no amenities such as lights, restrooms, or parking should be included in the trail planning for this area. Trails required in accordance with the Antelope Valley Area Plan are supported.



FENCES

Fences should be made of materials that can withstand weather and are uniform in look. In the front yard, fencing exceeding the allowed 3 1/2 feet in height should be non-view obscuring in order to have proper visibility for drivers, both on the road and backing out of their driveways. Would like to prohibit the use of garage doors as fencing materials.

ACCESSORY STRUCTURES

Accessory structures should be compatible in design with the main house. The number of non-habitable accessory structures, like garages or storage, should be based on the size of the property. To maintain the rural, open space look of the area, they should also be placed away from the property lines.

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CARGO CONTAINERS

Standardize the look of storage containers by requiring them to be painted and limiting the use of decals or logos. Add standards related to the size and location of the containers on the property and prohibit stacking. The number of containers allowed should be based on the size of the property.



Courtesy, D.S. Ewing Architects Inc.

RESIDENTIAL DESIGN AND DEVELOPMENT STANDARDS

Required yard depths should be compatible with larger lot sizes. The community would like to see homes that look permanent and site-built.



LAND DIVISIONS

For new subdivisions, consider prohibiting lot clustering and require the lots to be a minimum of 2½ acres in size. Prohibit new gated community subdivisions. Retain the rural character of the community by not increasing density.



COMMERCIAL TRUCK PARKING

In accordance with the current County Code, continue to prohibit commercial truck parking in residential areas. There are concerns with startup noise and pollution produced by them. Maintain peace and quiet in the rural environment.



STREET IMPROVEMENTS

All public streets should be limited in width and should only be paved when deemed necessary. Maintain rolled curbs or inverted (soft) road shoulders. Curbs, gutters, and sidewalks should be prohibited unless deemed necessary for pedestrian and vehicular safety.



Courtesy, Josef Hanning. Flickr

NATIVE VEGETATION CONSERVATION AND GRADING

Preserve native vegetation whenever practical and encourage the use of non-invasive, native species in new landscaping by providing a list of native plants to the community. Valley Fever is a huge concern of residents, and therefore clear cutting or grading an entire lot should be prohibited.



NOTIFICATION

Provide notification to the community of all discretionary and ministerial projects within the proposed CSD area of Antelope Acres. For discretionary projects, notification should be provided to the community well in advance of the public hearing for a project. The community should also be notified of proposed revisions or expansions of existing development.

MODIFICATION OF STANDARDS

Require a CSD modification application and additional findings for projects that propose to exceed the threshold for vegetation removal or other CSD standards.



TO PROVIDE COMMENTS ON THIS COMMUNITY CONCEPT DRAFT:

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