

ORDINANCE NO. _____

An ordinance amending Title 22 - Planning and Zoning of the Los Angeles County Code, relating to establishing the Antelope Acres Community Standards District.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.44.110 is hereby amended to read as follows:

22.44.110 List of districts.

The following community standards districts are added by reference, together with all maps and provisions pertaining thereto:

District Number	District Name	Ordinance of Adoption	Date of Adoption
...
<u>35</u>	<u>Antelope Acres</u>	- _____	_____-

SECTION 2. Section 22.44.144 is hereby added to read as follows:

22.44.144 Antelope Acres Community Standards District.

A. Intent and Purpose. The Antelope Acres Community Standards District (“CSD”) is established to protect and enhance the community’s unique rural character, defined by open spaces, agricultural uses, single family homes on large lots, and dark skies. The standards in this CSD are intended to provide for reasonable access to public bicycle, hiking and equestrian trails. To ensure that new commercial uses are consistent with the community’s existing development pattern, encourage the keeping of animals, and minimize the need for urban infrastructure.

B. District Boundary. The boundaries of this CSD are shown on the map following this section.

C. Exemptions. This CSD shall not apply to:

1. Development proposals which are the subject of applications for the following types of permits or approvals that were submitted and deemed complete prior to the effective date of this CSD:

- a. Director's reviews;
- b. Tentative tract maps and parcel maps;
- c. General plan amendments and area plan amendments;
- d. Zone changes, conditional use permits, variances, site plan reviews, zoning conformance reviews, or any other zoning permits listed in Chapter 22.56.

2. Existing buildings or structures, or any additions thereto, provided that:

- a. Any change to such building or structure after the effective date of this CSD does not result in an increase in the occupancy load or parking requirement for the building or structure; and
- b. Any addition to such building or structure after the effective date of this CSD does not cumulatively increase its existing floor area by more than 25 percent.

D. Community-wide Development Standards.

1. Street Improvements.

- a. Streets shall be limited to a paved width of 28 feet, excluding any inverted shoulder, concrete flow line, or slope easement.
- b. Where shoulders are deemed necessary for the safety of pedestrian and vehicular traffic by the county department of public works, inverted shoulder cross-sections shall be utilized.

c. Curbs, gutters, and sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by the department of public works.

d. Restricted access subdivisions are prohibited.

2. Street Lighting. Shall be in accordance with Chapter 22.44.500 through .580 as adopted on 1/24/2012.

3. Exterior Lighting. Shall be in accordance with Chapter 22.44.500 through .580 as adopted on 1/24/2012.

4. Utilities. All new wires and cables that provide utility services, including but not limited to telephone, television, and electricity less than 10kV, shall be placed underground.

5. Signs. The requirements of Part 10 of Chapter 22.52 shall apply except where modified herein.

a. Lighting. Signs shall not be internally illuminated.

b. Wall Business Signs.

i. Area permitted. Each business shall be permitted a maximum of one and one-half square feet of wall sign area for each one linear foot of building frontage, not to exceed 100 square feet.

ii. Height permitted. A wall sign shall not extend above the highest point of a structure, excluding chimneys and antennas.

c. Roof Business Signs shall be prohibited.

d. Freestanding Business Signs.

i. Residential and Agricultural Zones. Freestanding ranch entrance signs are permitted subject to the following standards:

(a). One freestanding ranch entrance sign shall be permitted on a lot or parcel of land.

(b). Area permitted. The surface area of a freestanding ranch entrance sign shall not exceed 12 square feet.

(c). Height permitted. A freestanding entrance sign shall not exceed 20 feet in height, as measured from finished grade to the highest point of such sign.

ii. Commercial and Manufacturing Zones.

(a). Billboard signs are prohibited.

(b). A freestanding monument sign is permitted. A monument sign shall be defined as a sign placed on a solid base that extends at least seventy five percent of the length and width of such sign.

(c). Area permitted. The total surface of all faces of a freestanding sign shall not exceed 100 square feet.

(d). Height permitted. A freestanding sign shall not exceed five feet in height, as measured from finished grade to the highest point of such sign.

6. Vegetation Conservation. (Reserved).

7. Trails.

a. Where required by the Dept of Parks and Recreation in accordance with the Trails Plan of the Antelope Valley Area Wide General Plan. All new land division including minor land divisions shall contain provisions for accessible multi-use trails for pedestrian, bicycle and equestrian use. Where feasible access to such trails must be located in the vicinity of the subject land division.

b. Trail construction shall be completed in accordance with the conditions set forth by the Department of Parks and Recreation. All information pertaining to trail requirements shall be shown on the tentative parcel or tract map and on the final parcel or tract map prior to the final map recordation.

8. Density –controlled Development shall be prohibited.

E. Zone-specific Development Standards.

1. Residential and Agricultural Zones.

a. Lot Design. Each new lot or parcel of land created by a land division shall contain a gross area of not less than two and one-half acres.

b. Required Yards

i. Front Yard. Each lot or parcel of land shall have a required front yard of the average depth of front yards on the same side of the street on the same block, but in no case less than 30 feet in depth.

ii. Rear Yard. Each lot or parcel of land shall have a required rear yard of not less than 20 feet in depth.

iii. Side Yards. Each lot or parcel of land shall have required interior side yards of not less than 10 feet in width.

iv. Measurements. The measurements shall be made from the boundary of a lot or parcel of land, unless such boundary is located within a private street or right-of-way, in which case required yards shall be measured from the edge of the street or right-of-way closest to the interior of a lot or parcel of land. Vacant lots or parcels shall not be included in the computations.

c. Fences. The requirements of Section 22.48.160 shall apply except where identified herein.

i. Fences shall be made of chain link, chain link with attached slats, steel square, split rail, open wood, rock, block, split-faced or whole brick, wooden or vinyl pickets, iron wire or other commercially available fencing materials.

ii. No garage doors or plastic, metal or wood sheeting, regardless of color or uniformity roof design, shall be used as fences. Existing nonconforming fences shall be removed within five years of the effective date of this CSD.

iii. Fence height allowances shall be a maximum of six feet.

Front fences may be six feet at the easement.

d. Housing Standards. All residential structures shall meet the following standards in addition to those in Section 22.20.105.

i. Structures shall provide roof eaves of not less than 16 inches in depth on all sides.

ii. Structures shall be permanent, built with a frame and placed on a permanent foundation. Permanent trailers/mobile homes are prohibited.

iii. Every single-family residence shall have a floor area of not less than 1,500 square feet, exclusive of any appurtenant structures

e. Accessory Structures.

i. The height of any accessory structure shall not exceed 25 feet as measured from natural grade to the highest point of such structure.

ii. Steel accessory structures are permitted, provided that such structures have a non-reflective finish.

iii. One cargo storage container may be used for an accessory use for incidental storage on parcels with a net area of two acres or more. The maximum container size shall not exceed 10' width x 40' length x 10' height. Placement shall comply with yard setbacks and all other Regional Planning and Building and Safety requirements. A Director's review plot plan is required.

iv. Accessory structures shall be painted earth tone shades of blue, grey, tan, brown, light brown, beige, sand or other neutral colors.

2. Commercial and Manufacturing Zones.

a. Grading. Applications for development proposals shall include specific written analyses demonstrating compliance with the following objective: Preserve natural contours by the use of landform grading techniques which blend any manufactured slopes or required drainage benches into the natural topography.

b. Vegetation Conservation.

i. Development plans shall emphasize the protection of and revegetation with the native plants, grasses, shrubs and trees which intercept, hold and release rainfall more slowly than bare earth surfaces.

ii. The removal or destruction of native vegetation on a lot or parcel of land with a net area of one acre or greater shall require the director's approval where the area of removal or destruction within any 12 month period exceeds 10 percent of the new area of such lot or parcel of land. The director shall issue approval with appropriate conditions if it is found that such removal or destruction:

- (a). is consistent with the intent of subsection E.2.b.i. above
- (b). Will not result in a flood or erosion hazard;

- (c). Complies with the requirements of other laws or ordinances.
- iii. Relandscaping of disturbed areas shall consist of native, drought tolerant vegetation.
- iv. This subsection shall not apply to:
- (a). Work that is required by the fire department;
 - (b). Removal or destruction of native vegetation by public utilities on a lot or parcel of land owned by such utility or providing access to such lots or parcels of land or other right-of-ways;
 - (c). Work performed under a permit issued by the Department of Public Works to control erosion or flood hazards; or
 - (d). The selective removal or destruction of noxious weed or plants that pose a hazard to animals.
- c. Required Yards. Each lot or parcel of land shall have a required front yard of not less than 30 feet in depth.
- d. Structure Design.
- i. The height of any structure shall not exceed 30 feet as measured from natural grade to the highest point of such structure.
 - ii. Structures, structure additions and renovations to existing structures shall incorporate Old Western, Ranch style or Spanish Mission architecture constructed of stucco, wood, adobe or other materials approved by the director and shall be painted earth tone shades of tan, light brown, beige, sand or other neutral colors approved by the director.

iii. On a lot or parcel of land adjoining a public or private street or structure entrances and windows shall be oriented to such street. If a lot or parcel of land adjoins multiple public or private streets, structure entrances may be oriented to only one street but not less than one window shall be oriented to each street.

e. Utilities and Equipment. Accessory utilities and equipment visible from a public or private street, including but not limited to trash receptacles, pumps, water pipes, propane tanks, natural gas pipes, circuit breakers, transformers, and other electrical equipment shall be screened from view by landscaping or walls and fences.

f. Trails Accommodation. On a lot or parcel of land containing or adjoining a dedicated trail easement and/or containing or adjoining a proposed trail in accordance with the adopted trails map in the Antelope Valley Area Plan, an access route of not less than 10 feet in width shall be provided.

g. Alcoholic Beverage Sales. No business newly engaged in the sale of alcoholic beverages for on or off site consumption shall not be located within 600 feet of any park, playground, community center, public or private school or legally established place of worship.

h. Adult oriented businesses shall not be located within 1,000 feet of any park, playground, community center, public or private school or legally established place of worship.

F. Area specific Development Standards.

G. Director's Review.

I. Director's Review as provided in Part 12 of Chapter 22.56 shall be required for all development in order to determine compliance with this CSD.

2. If approval of the removal of destruction of native vegetation is sought pursuant to subsection E.2.b. the application for Director's Review shall include the following information in addition to that required by Chapter 22.56 Section 1680.

a. A map that depicts the topography of the subject lot or parcel of land, the location of any drainage courses and the location and extent of the proposed work;

b. Details of the precautionary measures or devices to be used to prevent erosion and flood hazards.

c. A map that depicts existing and proposed landscaping on the subject lot or parcel of land.

d. A maintenance program for undisturbed and revegetated areas; and

e. Such other information the Directors deems necessary to substantiate the findings in subsection E.2.b.ii including but not limited to a drainage plan prepared by a civil engineer depicting the routing of runoff, an estimate of quantity and frequency of runoff and the character of soils and channel sections and gradients.

3. Director's Review shall not be required if a different permit is required by this Title 22, provided that such application includes sufficient information to determine compliance with this CSD.

H. Modification of Development Standards.

1. Findings. The director may permit modifications to the development standards specified in subsections E.1.b. (Required Yards), E.1.c (Fences), E.2.c (Required Yards), E.2.e. (Utilities and Equipment), provided that:

a. There are circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the CSD area; and;

b. That granting the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of the CSD or the Antelope Valley Plan.

2. Application. The procedure for filing a request for modification shall be the same as that for a director's review as set forth in Part 12 of Chapter 22.56 except that the applicant shall also submit:

a. A list, certified by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the County of Los Angeles as owners of the subject property, and as owning property within 3,000 feet from the exterior boundaries of the subject property;

b. Two sets of gummed mailing labels with the property owners' names and addresses and one photocopy of the labels;

c. A filing fee, as set forth in Section 22.60.100, equal to that required for a Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.

3. Notice. Not less than 30 calendar days prior to the date an action is taken, the director shall send certified notice of the pending application by first-class mail to the Town Council and the property owners identified in subsection H.2.a. The notice shall indicate that the Town Council and the property owners identified in subsection H.2.a

may submit written protest to the director within 14 calendar days from the date of the notice.

4. Written Protest. Written protests shall demonstrate how the application fails to satisfactorily meet the burden of proof in subsection H.1 and Section 22.56.1690. Such written protests will only be accepted from those properties notified in H.2.a. Multiple written protests submitted by different owners of the same lot or parcel of land will be considered one written protest. Similarly, letters from multiple Town Council members will be considered one written protest.

5. Approval. The director shall approve an application where the application satisfactorily meets the burden of proof in subsection H.1 and Section 22.56.1690 and not more than two written protests are received pursuant to subsections H.2.a and H.4. If the director approves the application, the director shall send certified notice of the decision by first-class mail to the applicant, the Town Council, and the property owners identified in subsection H.2.a.

6. Denial. If three or more written protests are received pursuant to subsections H.2.a and H.4, the pending application shall be denied. If the director denies the application for any reason, the director shall send notice of the decision by certified mail to the applicant, the Town Council, and the property owners identified in subsection H.2.a. The notice shall indicate that the applicant may file an appeal and request a public hearing before the hearing officer within 14 calendar days following the date on the notice.

7. Appeal. Appeals by the applicant shall require an additional fee for a public hearing as set forth in Section 22.60.100 under Site Plan Review, Director's Review for Modification of Development Standards in a Community Standards District. All

procedures relative to the appeal and public hearing shall be the same as for a conditional use permit.

8. Hearing Officer Decision. The hearing officer shall approve or deny the application pursuant to the principles and standards of Section 22.56.090. The decision of the hearing officer shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

9. Variance. Modification to development standards not specified in subsection H.1 shall be subject to a variance as provided in Part 2 of Chapter 22.56.

I. Town Council Notification. The Los Angeles County Department of Regional Planning shall provide notice by first class mail every thirty days to the Secretary of the Antelope Acres Town Council identifying all applications filed during the previous thirty day period for all projects within the Antelope Acres community area that involve the consideration of a: zone change, land division, conditional use permit, general plan amendment or variance.

End