



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

July 27, 2021

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PROJECT NO. 2019-003973-(5)
ADVANCE PLANNING CASE NO. RPPL2018002314
ACTON COMMUNITY STANDARDS DISTRICT UPDATE
FIFTH SUPERVISORIAL DISTRICT (3-VOTES)**

SUBJECT

The recommended action is to approve an amendment to the Acton Community Standards District Ordinance (Ordinance). The proposed Ordinance adds standards for residential ranch entrance signs, temporary real estate signs, accessory cargo shipping containers in agricultural zones, landscaping, shade structures for animals, and commercial and industrial uses. The proposed Ordinance establishes minimum lot size requirements for density-controlled developments. The proposed Ordinance also updates standards for vegetation protection, commercial signage, and home-based occupations. A project summary is included as Attachment 1, and the proposed Ordinance is included as Attachment 2.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Find that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to state and local CEQA guidelines;
2. Indicate its intent to approve the proposed Ordinance (Advance Planning Case No. RPPL2018002314), with changes as recommended by the Regional Planning Commission (RPC), and with modifications as proposed by the Department of Regional Planning staff (staff); and

3. Instruct County Counsel to prepare the final documents for the proposed Ordinance amending the County Code and submit them to the Board of Supervisors (Board) for its consideration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On June 16, 2015, the Board adopted the Antelope Valley Area Plan (AVAP), which includes goals and policies applicable to unincorporated areas in the Antelope Valley. Implementation of the AVAP specifies that a comprehensive review shall be required of all existing Community Standards Districts (CSD) and may include a program to prepare and adopt any proposed new CSDs. The adoption of the proposed Ordinance will advance the implementation program for the AVAP and meet its goals and policies, as well as those contained in the General Plan.

The following is a summary of the proposed Ordinance which is intended to protect and enhance the rural, equestrian, and agricultural character of the community and its sensitive uses:

Removal of Redundancies: Removes language that is duplicative of standards located elsewhere in Title 22 or other parts of the County Code. For example, staff removed language for hillside design considerations that is duplicative of the Hillside Management Area Ordinance, as well as standards that duplicate existing flood hazard mitigation requirements;

Removal of Additional CSD Compliance Review: Removes the requirement that all potential development be subject to a Ministerial Site Plan Review solely for the purpose of determining compliance with the CSD;

Technical or Administrative Changes and Corrections: Reorganizes and adds edits for clarity. For example, staff revised language clarifying that outdoor advertising signs (billboards) are prohibited throughout the community;

Cargo Shipping Containers: Permits cargo shipping containers as an accessory use in an agricultural zone, provided that certain standards are met, and all necessary Public Works permits are obtained;

Vegetation: Clarifies when a permit is required for grading or development that impacts vegetation on a lot;

Signs: Adds regulations for new types of signage, including temporary real estate signs and residential ranch entrance signs;

Subdivisions: Requires a minimum lot size of 2.5 gross acres for density-controlled developments that are outside of Significant Ecological Areas and Hillside Management Areas;

Trails: Adds new standards for trails, and clarification on when a multi-purpose trail is dedicated as a part of the discretionary review process;

Home-based Occupations: Updates standards for home-based occupations; and

Commercial and Industrial Standards: Adds parking standards for commercially zoned lots and expands commercial design standards to apply to industrially zoned property.

On February 24, 2021, the RPC held a public hearing continued from December 9, 2020, and voted unanimously to recommend approval of the proposed Ordinance with modifications. A summary of the RPC proceedings is included as Attachment 4. The RPC's resolution is included as Attachment 5.

The RPC directed the Department of Regional Planning (Department) to remove the proposed language prohibiting the clustering of lots in the subdivision process, and instead establish a minimum lot size that is compatible with rural character in density-controlled developments outside of Significant Ecological Areas or Hillside Management Areas.

In addition, the RPC directed the Department to change the home-based occupations language.

The RPC also directed the Department to respond to community concerns regarding trails and transportation issues prior to the public hearing before the Board, and to underscore the importance of coordination between the Department and Public Works and Parks and Recreation in addressing these issues.

As a result, the Department of Parks and Recreation established the Acton Trails Coordinating Committee, which includes representatives from the Departments of Public Works, Regional Planning, and Parks and Recreation, and the Acton community, to discuss trail issues in Acton. Public Works is also establishing a community liaison with the community of Acton.

Additional Changes to the proposed Ordinance

Subsequent to the public hearing, revisions were made to the proposed Ordinance (Attachment 2), as directed by the RPC.

The changes to the proposed Ordinance are as follows:

I. Subdivisions

1. Restricted access subdivisions are prohibited.
- ~~2. The clustering of lots shall be prohibited.~~
2. For density-controlled developments outside of a Hillside Management Area and a Significant Ecological Area, lot sizes shall be a minimum of 2.5 gross acres.
3. Home-Based Occupations

...

- j. Notwithstanding Section 22.140.290.D (Prohibitions), the following home-based occupations may be permitted:

...

- iii. Seamstress or Tailor, where:

...

- (4) The area used by the home-based occupation does not exceed 1,000 sq. ft.

...

- iv. Beautician or barber services, provided all state licensing requirements are met.

- v. Upholstery, provided:

- (1) All work is done indoors;

- (2) No upholstery of automotive seating or equipment is done; and

- (3) No metalworking is done in conjunction with upholstery activity.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The proposed Ordinance supports the County's Strategic Plan Goal II: Foster Vibrant and Resilient Communities; Strategy II.1: Drive Economic and Workforce Development in the County; and Strategy II.2: Supporting the Wellness of our Communities. The proposed Ordinance allows for additional types of home-based occupations, which supports small businesses, and includes standards that help maintain the rural character of the community. The proposed Ordinance also supports Strategy II.2.3: Prioritize Environmental Health Oversight and Monitoring, through its standards for vegetation protections and grading.

FISCAL IMPACT/FINANCING

Adoption of the proposed Ordinance will not result in any significant new costs to the Department, or other County departments and agencies.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In addition to the public hearings conducted by the RPC on December 9, 2020, and February 24, 2021, a public hearing before the Board is required pursuant to Section 22.232.040.B.1 of the County Code. Required notice was given pursuant to the procedures and requirements set forth in Section 22.222.180 of the County Code.

ENVIRONMENTAL DOCUMENTATION

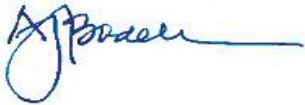
The adoption of the proposed Ordinance is categorically exempt from CEQA per Sections 15301, 15302, 15303, 15304, 15307, 15308, 15311, 15320, and 15321 (Class 1, 2, 3, 4, 7, 8, 11, 20, 21 Categorical Exemptions) and the County Environmental Guidelines. The Notice of Exemption is included as Attachment 3.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of this proposed Ordinance will not significantly impact County services.

For further information, please contact Richard Marshalian of the Community Studies North Section at (213) 974-6476 or RMarshalian@planning.lacounty.gov.

Respectfully submitted,



Amy J. Bodek, AICP
Director of Regional Planning

AJB:BS:CC:MSH:RDM:ems

Attachments:

1. Project Summary
2. Proposed Ordinance
3. Notice of Exemption
4. RPC Hearing Proceedings
5. RPC Resolution
6. Notification List

c: Executive Office, Board of Supervisors
Chief Executive Office
County Counsel
Fire Department
Parks and Recreation
Public Health
Public Works

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

PROJECT SUMMARY

PROJECT DESCRIPTION:	An ordinance to amend the Acton Community Standards District.
REQUEST:	Approval and adoption of the ordinance
LOCATION:	The community of Acton
STAFF CONTACT:	Richard Marshalian, 213-974-6476, RMarshalian@planning.lacounty.gov
RPC HEARING DATE(S):	February 24, 2021
RPC RECOMMENDATION:	Approval and recommendation to the Board to consider approval of the ordinance.
MEMBERS VOTING AYE:	Commissioners Duarte-White, Louie, Modugno, Moon, and Shell
MEMBERS VOTING NAY:	None
MEMBERS ABSENT:	None
MEMBERS ABSTAINING:	None
KEY ISSUES:	The update to the Acton Community Standards District adds or updates standards for home-based occupations, cargo containers, subdivisions, commercial and industrially zoned property, commercial signage, vegetation protections, and trails.

MAJOR POINTS FOR:

The adoption of the ordinance will implement the Antelope Valley Area Plan and add standards and protections to protect and enhance the rural, equestrian, and agricultural character of the community that have been requested by community members. Elements included in the ordinance include ~~for~~ standards for commercial and industrial design, cargo containers, signage, and vegetation protections. It will also remove unnecessary permitting procedures for projects that are established within the area of the Acton CSD.

MAJOR POINTS AGAINST:

There are some community concerns that the ordinance does not require trails for ministerial projects, that discretionary projects are considered for trails only if they are proximate with the Board-adopted regional trail network, and that additional restrictions on commercial activity to ensure they are more local serving were not included.

22.302.010 Purpose**22.302.020 Definitions****22.302.030 District Map****22.302.040 Applicability****22.302.050 Application and Review Procedures****22.302.060 Community-wide Development Standards****22.302.070 Zone-specific Development Standards****22.302.080 Area-specific Development Standards****22.302.090 Modification of Development Standards****APPENDIX I. ACTON COMMUNITY STANDARDS DISTRICT ARCHITECTURAL
STYLE GUIDELINES FOR COMMERCIAL AND INDUSTRIAL USES****22.302.010 Purpose**

The Acton Community Standards District ("CSD") is established to protect and enhance the rural, equestrian, and agricultural character of the community and its sensitive features including ~~significant ecological areas, local vegetation, floodplains, hillsides, National Forest, archaeological resources, multipurpose trail system, and "Western frontier village, circa 1890's" ("Western frontier") heritage architectural theme style.~~ The standards are intended to ensure reasonable access to ~~public riding and hiking trails,~~ and reflect the community's desire to minimize the need for installation of infrastructure such as sewers, streetlights, concrete sidewalks, and concrete flood control systems that would alter the community's character, ~~while providing for adequate drainage and other community safety features.~~

22.302.020 Definitions

~~(Reserved) The following terms are defined solely for this CSD:~~

Perimeter fencing. Fencing placed along a property line or following the general boundary of a property and within a required setback on a parcel intended for privacy or security.

Residential ranch entrance sign. A freestanding sign that marks the entrance to a single-family residential use.

22.302.030 District Map

The boundaries of this CSD are shown on Figure 22.302-A: Acton CSD Boundary, at the end of this Chapter.

22.302.040 Applicability

This Chapter shall apply, as appropriate, to any land division, building permit for either a new structure or a specified addition to an existing structure, ~~or grading permit, or removal of vegetation totaling over 10 percent of the gross lot area.~~

22.302.050 Application and Review Procedures.

~~A Ministerial Site Plan Review (Chapter 22.186) application shall be required for the determination of whether or not a proposed development complies with the provisions and development standards prescribed in this Chapter. (RESERVED)~~

22.302.060 Community-Wide Development Standards

~~Except where a more specific application is prescribed or prior to the approval of a new structure or addition to an existing structure where the cumulative area of all additions made after the adoption of this GSD adds at least 400 square feet to the footprint of either primary or accessory structures, an application in compliance with Section 22.302.050 (Application and Review Procedures) shall be submitted to assure compliance with the following development standards:~~

~~**A. Hillside Design Considerations.** Hillside resources are among the most important features of the Acton community. Hillside regulations shall be enforced by a specific written analysis in each case, demonstrating conformance with the following objectives. Development plans shall comply with the following objectives:~~

- ~~1. Preserve to the greatest extent possible existing natural contours and natural rock outcropping features. 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 any manufactured slopes or required drainage benches into the natural topography;~~
- ~~2. Preserve to the greatest extent possible the natural silhouette in significant ridgeline areas. Significant ridgelines are the ridgelines that surround or visually dominate the Acton 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 by a silhouetting appearance against the sky, or through their visual dominance due to proximity and view from existing development, freeways and highways designated as Major, Secondary, or Limited Secondary on the Highway Plan;~~
- ~~3. While observing minimum lot area standards contained in this Chapter, cluster development where such technique can be demonstrated to substantially reduce grading alterations and contribute to the preservation of native vegetation and prominent landmark features;~~
- ~~4. Blend buildings and structures into the terrain by sensitive use of building setbacks, structure heights, and architectural designs; and~~
- ~~5. Minimize disruption of view corridors, scenic vistas, and adjacent property by the use of sensitive site design and grading techniques.~~

A. **Preservation of Native Vegetation.** Development plans shall emphasize the protection of, and revegetation with, native vegetation, including the native plants, grasses, shrubs, and trees which intercept, hold, and more slowly release rainfall than bare earth surfaces. It is intended that equestrian uses such as stables and arenas which will result in vegetation removal be accommodated, provided the design of these uses does not create erosion or flooding potential that would create a safety hazard to structures or off-site property, as determined by Public Works. On any lot consisting of one acre or greater, the removal or destruction of native vegetation exceeding 10 percent of the lot area within any 12-month period shall require a Minor Conditional Use Permit (Chapter 22.160) application.

~~1. Application Required. A Minor Conditional Use Permit (Chapter 22.160) application is require for any application involving grading (including brushing or vegetation removal to accommodate equestrian uses). A site plan for review must be included as part of the application. This information may be submitted in conjunction with other site plan information that may be required for the project. Within hillside areas, such application must comply with Chapter 22.104 (Hillside Management Area), which requires a Conditional Use Permit (Chapter 22.158) application for projects in hillside management areas. Such application shall not substitute for Oak Tree Permit (Chapter 22.174) application requirements. Material submitted shall include:~~

- ~~a. A description of the property, accompanied by a map showing the topography of the land and the location of any drainage courses; the location and extent of the proposed work and details of the precautionary measures or devices to be used to prevent erosion and flood hazards, including, if necessary, a drainage plan by a civil engineer showing routing of runoff, estimate of quantity and frequency of runoff, character of soils, and channel sections and gradients;~~
- ~~b. A landscaping plan supportive of this Subsection B showing existing and proposed landscaping, acceptable to the Department. Such plan shall specifically identify California junipers, manzanita, Great Basin sage, and Joshua trees and generally describe the type and condition of native vegetation. Soil types shall be specified to assess the feasibility of revegetation. Relandscaping of disturbed areas should emphasize the use of existing native, drought tolerant vegetation;~~
- ~~c. A long-term maintenance program for all landscaping in the proposed plan, both undisturbed and revegetated; the program shall focus on revegetated areas and shall cover a two-year period; funding provisions for the maintenance program shall be specified; and~~
- ~~d. Such other vegetation information as the Director may deem necessary to fulfill the purpose of protecting property and public safety and preserving the character of the Acton community.~~

- ~~2. Issuance Conditions. The Review Authority shall approve the application, with appropriate conditions, relating to this Subsection B only, for all or a portion of the proposed work when satisfied:
 - ~~a. That the performance of such work is consistent with the intent of this Subsection to preserve native vegetation;~~
 - ~~b. That such work will not result in a flood or erosion hazard to this or other properties; and~~
 - ~~c. That the proposed work conforms with the requirements of other laws or ordinances.~~~~
- ~~3. For commercial agricultural uses, relief from the standards of this Subsection B pertaining to replacement with native vegetation may normally be granted through the provisions of Section 22.302.090 (Modification of Development Standards).~~
- ~~4. Exceptions. The provisions of this Subsection B shall not apply to, and a Minor Conditional Use Permit is not required for:
 - ~~a. The removal or reduction of vegetation for the purpose of complying with County regulations relating to brush clearance for fire safety. This exception includes not only required vegetation control around structures but also the creation and maintenance by a public agency of firebreaks used to control the spread of fire;~~
 - ~~b. The removal or destruction of vegetation on publicly owned rights-of-way for roads, highways, flood control projects, or other similar or related uses;~~
 - ~~c. The removal or destruction of vegetation by public utilities on rights-of-way or property owned by such utility, or on land providing access to such rights-of-way or property;~~
 - ~~d. Work performed under a permit issued for precautionary measures to control erosion and flood hazards; and~~
 - ~~e. The selective removal or destruction of noxious weeds or plants which pose a hazard to animals.~~~~

1. Exceptions. The provisions of this Subsection B shall not apply to:
 - a. The removal or reduction of vegetation for the purpose of complying with other County regulations, including relating to brush clearance for fire safety. This exception includes not only required vegetation control around structures but also the creation and maintenance by a public agency of firebreaks used to control the spread of fire;
 - b. The removal or destruction of vegetation on publicly owned rights-of-way for roads, highways, flood control projects, or other similar or related uses;
 - c. The removal or destruction of vegetation by public utilities on rights-of-way or property owned by such utility, or on land providing access to such rights-of-way or property;
 - d. Work performed under a permit issued for precautionary measures to control erosion and flood hazards; and
 - e. Removal or reduction of vegetation for the purpose of establishing or expanding agricultural uses, including animal keeping, animal raising, or growing crops, permitted by this Title 22.
2. Application Required. A Minor Conditional Use Permit (Chapter 22.160) application shall also include:
 - a. A description of the property, accompanied by a map showing the topography of the land and the location of any drainage courses; the location and extent of the proposed work and details of the precautionary measures or devices to be used to prevent erosion and flood hazards, including, if necessary, a drainage plan by a civil engineer showing routing of runoff, estimate of quantity and frequency of runoff, character of soils, and channel sections and gradients;
 - b. A landscaping plan showing existing and proposed landscaping, acceptable to the Department. Such plan shall specifically identify California junipers, manzanita, Great Basin sage, and Joshua trees and generally describe the type and condition of native vegetation. Soil types shall be specified to assess the feasibility of revegetation. Re-landscaping of disturbed areas should emphasize the use of existing native, drought tolerant vegetation;
 - c. A long-term maintenance program for all landscaping in the proposed plan, both undisturbed and revegetated; the program shall focus on revegetated areas and shall cover a two-year period; funding provisions for the maintenance program shall be specified; and
 - d. Such other vegetation information as the Department may deem necessary to fulfill the purpose of protecting property and public safety and preserving the character of the Acton community.
 - e. In addition to filing fees specified in Chapter 22.250 (Applications, Petitions, and Fees), the applicant shall submit a fee for review by the County Biologist.

3. Additional Findings for Minor Conditional Use Permits. In addition to substantiating the findings listed in Section 22.160.050 (Findings and Decision), the applicant shall also substantiate the following:
 - a. Development plans emphasize the protection of, and revegetation with, native vegetation, including the native plants, grasses, shrubs, and trees that intercept, hold, and more slowly release rainfall than bare earth surfaces.
 - b. The design of the project, including structures used to house animals such as stables and arenas, does not create erosion or flooding potential that would cause a safety hazard to structures or off-site property, as determined by Public Works.
4. Required Landscaping. Oleander shrubs shall not be used for any required landscaping or screening.

~~B. Architectural Style and Project Design Considerations.~~

- ~~1. All uses in commercial land classifications in the Antelope Valley Area Plan and all nonresidential uses within Residential and Rural Land land classifications which are not accessory to residential structures shall:
 - a. Not exceed a height of 35 feet except for chimneys and pole antennas, which may not exceed a height of 45 feet;
 - b. Be designed in a "Western frontier village, circa 1890s style" in substantial conformance with the architectural style guidelines in Appendix I at the end of this Chapter and as maintained by the Department; and
 - c. Be designed to conceal from public view all external utilities, such as roof-mounted air conditioning or heating units, or other improvements not contributing to the Western architectural design, such as satellite dish antennas. Solar panels that are designed as part of a roof line and blend with the overall roof appearance need not be concealed. An exterior architectural rendering, with materials and colors indicated, shall be submitted with any application request for structural improvements.~~
- ~~2. Restricted access subdivisions are prohibited.~~

~~DC. Drainage.~~ The following provisions are intended to slow or reduce runoff from new development and protect and enhance the rural character of Acton. ~~In addition to existing~~Notwithstanding other County standards for the control of runoff, the following standards shall be ~~observed~~met:

1. The maximum impervious finished surface area for residential and associated accessory uses shall not exceed 10 percent for lots three net acres or larger; not exceed 21 percent or 13,000 square feet, whichever is smaller, for lots between one and one-quarter net acres and three net acres; and not exceed 42 percent or 11,000 square feet, whichever is smaller, for lots smaller than one and one-quarter net acres;

2. ~~The m~~Maximum impervious finished surface areas for nonresidential uses shall not exceed:
 - a. 65 percent for open storage and homes for the aged;
 - b. 74 percent for hospitals, cemeteries, mausoleums, and mortuaries;
 - c. 82 percent for churches and schools; or
 - d. 90 percent for stores, office buildings, warehousing, manufacturing, storage, shopping centers, restaurants, service stations, parking lots, motels/hotels, kennels, lumber yards, professional buildings, banks, and supermarkets;
3. Partially impervious surfaces, such as perforated concrete blocks that allow vegetation growth, may be used where public safety is not a consideration, such as private patios and driveways; credit shall be given for the portion of such surfaces that are not impervious. This provision shall not be used to modify standards for parking surfaces required by Section 22.112.080 (Parking Design);
4. All residential buildings with rain gutters shall collect and direct all roof runoff towards permeable surfaces, rather than towards impervious surfaces such as paved driveways; and
- ~~5. This CSD discourages the use of concrete facilities to mitigate flood hazards; and~~
- ~~6. Flood hazard mitigation shall be consistent with floodplain management practices and existing drainage policies.~~
5. For the purposes of this Subsection C, covered shade structures totaling less than 1,000 square feet in area that do not have any walls and have pervious surfaces underneath shall not count toward the overall impervious surface area limit.

E. **Billboards.** ~~This CSD shall be designated a Billboard Exclusion Zone (Chapter 22.50).~~

FD. Signs.

- ~~1. Notwithstanding any other provision of this Title 22, all signs permitted by this Subsection F shall conform to the following:

 - a. ~~Signage shall be unobtrusive and shall promote the style of the Western frontier architectural guidelines; and~~
 - b. ~~Lighting shall be external, using fixtures designed to focus all light directly on the sign, and internal illumination shall be prohibited.~~~~
- ~~2. Except as specifically exempted by Section 22.114.030 (Exemptions), no sign, including those prohibited by Section 22.114.040 (Prohibited Signs Designated), shall be erected within this CSD except as provided for by this Subsection F.2:~~

- ~~a. Wall business signs, as provided by Section 22.114.110 (Wall Business Signs), except that no wall business sign attached to a building, including the roof, shall 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 100 square feet per tenant;~~
 - ~~b. Freestanding business signs, typically monument style, as provided for in Section 22.114.120 (Roof and Freestanding Business Signs), except that roof business signs shall be prohibited, the height of such signs shall be limited to five feet measured from the natural grade at street level, and the maximum area of combined faces on such signs shall be limited to 100 square feet;~~
 - ~~c. Residential ranch entrance signs, provided that only one span per lot shall be permitted for such signs, the top of each sign shall not exceed 20 feet from natural grade, and the surface areas of such signs shall not exceed 12 square feet; and~~
 - ~~d. Temporary, directional, informational and special purpose signs, as provided for by Sections 22.114.170 (Temporary Real Estate Signs), 22.114.180 (Temporary Construction Signs), 22.114.190 (Directional and/or Informational Signs), 22.114.200 (Special Purpose Signs), and 22.114.210 (Temporary Subdivisions and Real Estate Signs).~~
1. Signage shall not visually obstruct structural elements intended to comply with the Architectural Style Guidelines for Commercial and Industrial Uses (“Architectural Style Guidelines”) and be in harmony with said guidelines; and
 2. Prohibited Signs. In addition to those prohibited by Section 22.114.040 (Prohibited Signs Designated), the following signs shall also be prohibited within this CSD:
 - a. Outdoor advertising signs (billboards).
 - b. Roof signs.
 - c. Pole signs.
 - d. Internally illuminated signs.
 3. No sign shall be erected within the boundary of this CSD except those listed in this Subsection D.4:
 - a. Signs specifically exempted by Section 22.114.030 (Exemptions).
 - b. Wall business signs, as provided by Section 22.114.110 (Wall Business Signs), except that no wall business sign attached to a building shall 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 100 square feet per tenant.

- c. Monument signs, as provided for in Section 22.114.120 (Roof and Freestanding Business Signs), the height of such signs shall be limited to five feet measured from the natural grade at the base of the sign, and the maximum area of combined faces on such signs shall be limited to 100 square feet.
- d. Residential ranch entrance signs, provided that:
 - i. Only one residential ranch entrance sign be permitted per lot, with one additional sign for lots that have frontages wider than 200 feet;
 - ii. Residential ranch entrance signs shall only be permitted on lots of at least one gross acre in size and located in a Residential or Agricultural Zone;
 - iii. The maximum sign area for a residential ranch entrance sign shall be 20 square feet per sign face, with a maximum of two sign faces permitted;
 - iv. The maximum height for a residential ranch entrance sign shall be 20 feet from natural grade at the base of the sign;
 - v. Residential ranch entrance signs shall comply with all requirements of the Fire Code (Title 32) including requirements pertaining to fire apparatus access roads; and
- e. Temporary, directional, informational and special purpose signs, as provided for by Sections 22.114.170 (Temporary Real Estate Signs), 22.114.180 (Temporary Construction Signs), 22.114.190 (Directional and/or Informational Signs), 22.114.200 (Special—Purpose Signs), and 22.114.210 (Temporary Subdivisions and Real Estate Signs) except that the following shall supersede the requirements of Section 22.114.170.A (Area Permitted):
 - i. Only one temporary real estate sign shall be permitted on a property at a time.
 - ii. Prior to posting such sign, the approval of the property owner shall be obtained in writing and be available for review upon request by the Department.
 - iii. Such sign shall contain the name and contact number of the person or company responsible for placing such sign in addition to the address, or Assessor Parcel Number, of the property being sold.
 - iv. Maximum Sign Area. In Residential, Agricultural, Open Space, and Watershed Zones, the maximum sign area for a temporary real estate sign shall be six square feet per sign face. In all other zones, the maximum sign area for a temporary real estate sign shall be 24 square feet per sign face.

GE. Fence Design. In addition to standards provided in Section 22.110.070 (Fences and Walls) ~~concerning the height of fences,~~ the following fence design features shall apply to the construction of perimeter fencing within a required setback:

1. Only split rail, open wood, wire, or wrought iron style or similar open-type perimeter fences shall be permitted, except on residential lots of less than 10,000 square feet, or unless view-obscuring fences are required for visual shielding by other provisions of this Title 22; and
2. Except where otherwise required by this CSD, at least 70 percent of the entire fence, ~~or a portion thereof,~~ area shall be non-view-obscuring, evenly distributed horizontally along the entire length of said fence or portion thereof; no slats or other view-obscuring materials may be inserted into or affixed to such fences. Any solid lineal sections must be primarily for structural purposes or provide minor architectural design features, and vertical support elements shall maintain a minimum distance of five feet apart.

HF. Outdoor Lighting. ~~In addition to the existing standards for outdoor lighting set forth in Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District),~~ the following standards shall apply.

1. Where outdoor lights are required, light fixtures in keeping with the Western frontier architectural style will shall be required.
2. Lighting for signage shall utilize externally mounted light fixtures designed to focus all light downward directly onto the sign in accordance with Section 22.80.080 (Additional Standards for Signs).

I. Street Improvements. ~~Street improvements shall complement the rural character of the Acton community and street lights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District):~~

1. ~~All required local and highway streetlights shall utilize cut-off "Mission Bell" design fixtures, as specified by the local electric utility.~~
2. ~~Concrete sidewalks, curbs, and gutters will generally not be required on local streets. In all new land divisions, inverted shoulder cross-sections will be specified for local streets, unless an alternate design is necessary for public safety, as determined by Public Works. Curbs and gutters, or fencing with inverted shoulders, may be required where trail use is within the roadway easement.~~

J. Trail Easements. ~~In reviewing and establishing design conditions for any land division, the Review Authority shall 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 shall be developed and considered in conjunction with each land division.~~

- ~~3. Unobstructed multipurpose pathways for both pedestrian and equestrian uses should be developed in each new land division to the satisfaction of both Parks and Recreation and Public Works. Although alignments that are not adjacent to roadways will generally be preferred, road easements may be used when the Review Authority determines that other locations are inappropriate.~~
 - ~~4. Any trail incorporated into a land division must contain a provision for participation in a community-wide trail maintenance financing district or other appropriate financing mechanism; the district or other financing mechanism must be established prior to the construction of the trail.~~
 - ~~5. Parks and Recreation will work with the community to establish an appropriate mechanism for financing trail maintenance.~~
- G. **Trails.** Trails within this CSD boundary shall be regulated by the provisions of this Subsection and the Los Angeles County General Plan, Antelope Valley Area Plan, and the Los Angeles County Trails Manual (“Trails Manual”) maintained by Parks and Recreation. All projects consisting of new development or land division and requiring a discretionary land-use permit subject to Type II (Chapter 22.228), Type III (Chapter 22.230), or Type IV (Chapter 22.232) review shall require consideration for trail dedication and development in accordance with the County’s Board-adopted regional trail network.
1. Trail Dedication
 - a. Required trail dedications and development standards shall be determined by Parks and Recreation in accordance with the County’s Board-adopted regional trail network and Trails Manual.
 - i. Trails required by Parks and Recreation may include publicly-dedicated connector or feeder trail easements within or connected to the proposed development or subdivision where feasible;
 - ii. If a development or subdivision project proposes to modify an existing trail easement, the applicant shall obtain Parks and Recreation approval of such modification;
 - b. Trail Design and Location
 - i. A publicly-dedicated trail shall be designed to connect to an existing or planned trail alignment(s), pursuant to the County’s Board-adopted regional trail network, and to provide connectivity to recreational uses such as open space areas, parks, trailheads, bike paths, historical trails or sites, equestrian and multi-use staging areas, campgrounds, and conservation areas, as determined by Parks and Recreation;
 - ii. Trail design, construction, and maintenance shall be carried out in conformance with the Trails Manual; and

- iii. Deviations from the standards set forth in this Subsection G or any applicable provision in the Trails Manual may be allowed based on unique site conditions, including steep topography, existing structures, trees, vegetation, or utility infrastructure, subject to review and approval of Parks and Recreation.

~~K. Home Occupations~~

- ~~1. Application. Home occupations are permitted, subject to a Ministerial Site Plan Review (Chapter 22.186) application, to enable a resident to carry on an income producing activity, which is incidental and subordinate to the principal use of residential property, when such activity will not be disruptive to the character of the Acton community.~~
- ~~2. Additional Standards. Home occupation shall comply with the following standards:
 - ~~a. The home occupation shall occur on a lot used primarily as the permanent residence of the person or persons operating the home occupation, and be secondary and incidental to the principal use of the lot, and not change the residential character and appearance of the dwelling unit;~~
 - ~~b. Not more than two persons, other than resident occupants, shall be employed or volunteer their services on site;~~
 - ~~c. The number of off-street vehicle parking spaces shall comply with Chapter 22.112 (Parking), as well as provide one additional on-site vehicle parking space, either covered or uncovered, for each employee or volunteer;~~
 - ~~d. The combined floor area of the home occupation shall not occupy more than 20 percent of the total floor area of the residence (excluding accessory buildings) or 350 square feet, whichever is lesser;~~
 - ~~e. No noise or sound shall be created which exceeds the levels contained in Chapter 12.08 (Noise Control) of Title 12 (Environmental Protection) of the County Code;~~
 - ~~f. On-site signage or display in any form which advertises or indicates the home occupation is prohibited;~~
 - ~~g. No sale of goods shall occur at the premises where the home occupation is located;~~
 - ~~h. Business traffic shall occur only between the hours of 8:00 a.m. and 6:00 p.m. Home occupation related vehicle trips to the residence shall not exceed six per day; and~~
 - ~~i. Approval of a home occupation shall require a covenant and agreement, in compliance with Section 22.222.260 (Performance Guarantee and Covenant).~~~~
- ~~3. This Subsection K shall not modify the provisions for on-site display, signage, and sale in any Agricultural Zone of products lawfully produced on such lot.~~

ĽH. Drive-Through Establishments. No new drive-through facility or service shall be permitted. For purposes of this Subsection ĽH, the term "new drive-through facility or service" does not include those facilities or services which, prior to the effective date of this Subsection ĽH, July 6, 2018, were: (1) lawfully established, in compliance with all applicable ordinances and laws; or (2) approved by the final decision maker, as set forth in Chapter 22.222 (Administrative Procedures).

I. Subdivisions.

1. Restricted access subdivisions are prohibited.
2. For density-controlled developments outside of a Hillside Management Area and a Significant Ecological Area, lot sizes shall be a minimum of 2.5 gross acres.

J. Highway and Local Streets.

1. Highway Standards.
 - a. Routes shown on the County Highway Plan within the boundaries of this CSD shall use the alternate rural highway standards, except for locations where existing infrastructure or commercial and pedestrian traffic patterns are such that Public Works determines that curbs, gutters, and sidewalks are necessary for safety reasons or to provide pedestrian access compliant with the Federal Americans with Disabilities Act;
 - b. Encroachments into the highway right-of-way are prohibited unless an encroachment permit is granted by Public Works, where Public Works will consider the potential impact that the encroachment will have on safe use of the highway right-of-way for temporary vehicle parking and pedestrian and equestrian movement and ensure, to the maximum extent feasible, that the highway right-of-way shall be clear of all obstructions including landscaping, trees, and other structures, which block safe pedestrian and equestrian movement on the highway right-of-way; and
 - c. If the vehicular right-of-way is not coterminous with the boundaries of the highway right-of-way, driveways may be permitted with an encroachment permit granted by Public Works into the highway right-of-way from a property line to provide access from that property to the vehicular right-of-way or paved highway. Such driveways shall be constructed with a non-slip surface, such as rough-broomed concrete.
2. Local Street Standards. The following standards shall apply to all local streets maintained by Public Works within this CSD boundary:
 - a. Local streets shall use the inverted shoulder cross-section and shall have a paved width of 28 feet, except for locations where additional pavement is required for geometric improvements by Public Works or where commercial, industrial, or institutional uses necessitate alternate designs, as determined by Public Works. This 28-foot width excludes any inverted shoulder or concrete flowline;

- b. New curbs, gutters, and sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by Public Works after consultation with the Department; and
 - c. The encroachment and driveway provisions in Subsections J.1.b and J.1.c (Highway Standards), for highway rights-of-way, shall also apply to local streets.
3. Streetlights.
- a. Streetlights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District);
 - b. Streetlights shall complement, where appropriate, the rural character of the Acton community and the architectural style guidelines in Appendix I at the end of this chapter; and
 - b. All required local and highway streetlights shall utilize cut-off "Mission Bell" design fixtures, as specified by the local electric utility.

22.302.070 Zone-Specific Development Standards.

(Reserved)

A. Residential or Agricultural Zones

- 1. Cargo Shipping Containers. Cargo shipping containers are permitted as an accessory use in the A-1 and A-2 zones with the approval of a Ministerial Site Plan Review (Chapter 22.186) application, in the quantities identified in Table 22.302.070-B, provided Public Works requirements and the following development standards are met;

<u>Table 22.302.070-B: Cargo Shipping Containers</u>	
<u>Net Acreage of Lot</u>	<u>Maximum Number Allowed</u>
<u>1 to < 5</u>	<u>1</u>
<u>5 to < 10</u>	<u>2</u>
<u>≥ 10</u>	<u>3</u>

- a. Size and Specifications. Cargo shipping containers shall not exceed 10 feet in height, 10 feet in width, and 40 feet in length.
- b. Location. Cargo shipping containers are prohibited in any required yard, or area where the parking of vehicles is prohibited under Section 22.112.040.C (Residential and Agricultural Zones).
- c. Placement and Separation. Cargo shipping containers shall be placed at least six feet from any structure or other cargo shipping container and shall not be stacked upon each other.
- d. Design. Cargo shipping containers shall be painted one uniform color, and not display any images or lettering on their sides, except for images or lettering providing safety information related to the contents stored within, or otherwise required by the County Code, or any other applicable federal, state, or local regulation.

- e. Screening. All cargo shipping containers shall be screened to obscure view of the cargo shipping container from outside of the subject lot.
 - i. Where a cargo shipping container is not screened from view by fencing, walls, hedges, or existing structures or earthworks, landscaping shall be used as screening material, which shall include trees, shrubs, and other plant material that can screen the height of the cargo shipping container. All landscaping shall comply with all other applicable standards in this Title 22.
 - (1) Landscaping intended for screening shall include:
 - (a) Two rows of trees with other shrubs and plant material on any side of the cargo shipping container located less than 1,000 feet from a property line.
 - (b) At least one row of trees with other shrubs and plant material on any side of the cargo shipping container located at or more than 1,000 feet from a property line.
 - (2) Trees used for screening shall be placed no more than the minimum distance apart based on the median diameter of the crown of the proposed type of tree at maturity, or no greater than 20 feet, whichever is less.
 - (3) Trees used for screening shall be of an evergreen variety, or of the following species that are considered to visually screen:
 - (a) Palo Verde,
 - (b) Acacia,
 - (c) Smoke Tree, or
 - (d) Desert Willow
 - f. Safety and Maintenance. All cargo shipping containers shall be kept in a state of good repair, and any landscaping used as screening shall be kept properly maintained.
2. Home-Based Occupations. In addition to the standards for home-based occupations identified in Section 22.140.290 (Home-Based Occupations), the following standards shall apply:
- a. The home occupation shall occur on a lot used primarily as the permanent residence of the person or persons operating the home occupation, and be secondary and incidental to the principal use of the lot, and not change the residential character and appearance of the dwelling unit;
 - b. Not more than two persons, other than resident occupants, shall be employed or volunteer their services on site;
 - c. The number of off-street vehicle parking spaces shall comply with Chapter 22.112 (Parking), as well as provide one additional on-site vehicle parking space, either covered or uncovered, for each employee or volunteer;

- d. No noise or sound shall be created that exceeds the levels contained in Chapter 12.08 (Noise Control) of Title 12 (Environmental Protection) of the County Code;
- e. Business traffic shall occur only between the hours of 8:00 a.m. and 6:00 p.m. Home occupation related vehicle trips to the residence shall not exceed six per day;
- f. No stock in trade, inventory, storage or display of goods or materials shall be kept or maintained outdoors on the property;
- g. In addition to the standards in subsection 22.140.290.C.9 (Home-Based Occupations), small mechanical equipment, the operation of which does not violate ambient noise levels identified in Title 12, Section 12.08.390 (Exterior noise standards – Citations for violations authorized when) or other sections of the County Code, may be used in conjunction with the home-based occupation;
- h. On lots with an Onsite Wastewater Treatment System, an approved Onsite Wastewater Treatment System Review of the Home-Based Occupation to the satisfaction of the Department of Public Health is required, and
- i. A home-based occupation may be housed in a permitted accessory structure. Any automobile parking spaces required by Section 22.112.060.A (On-Site Parking) shall not be displaced by such use and shall be permanently maintained in accordance with Section 22.112.040.B (Permanent Maintenance Required).
- j. Notwithstanding Section 22.140.290.D (Prohibitions), the following home-based occupations may be permitted:
 - i. Photography laboratories, digital, where:
 - (1) Any non-digital photography or film laboratory activities or materials, other than for the resident occupant's own use, shall be prohibited; and
 - (2) All processing operations of the home-based occupation activity shall be conducted in an approved indoor space.
 - ii. Recording studios, where all equipment and activity is indoors.
 - iii. Seamstress or tailor, where:
 - (1) A maximum of four sewing machines shall be permitted for the home-based occupation;
 - (2) Such sewing machine shall be non-commercial, non-industrial and domestic only;
 - (3) All home-based occupation activity shall be conducted in an approved indoor space; and
 - (4) The area used by the home-based occupation does not exceed 1,000 sq. ft.;

- iv. Beautician or barber services, provided all state licensing requirements are met;
- v. Upholstery, provided:
 - (1) All work is done indoors;
 - (2) No upholstery of automotive seating or equipment is done; and
 - (3) No metalworking is done in conjunction with upholstery activity.

B. Rural Zones

- 1. Height. No structure shall exceed two stories or 35 feet in height, whichever is lesser, except for chimneys, pole antennas, or other roof-mounted mechanical equipment, which shall not exceed a height of 45 feet.
- 2. Design
 - a. Structures shall be designed in a "Western frontier architectural style" in conformance with the Architectural Style Guidelines in Appendix I at the end of this Chapter and as maintained by the Department;
 - b. Be designed to conceal from public view all external utilities, such as roof-mounted air conditioning or heating units, satellite dish antennas, or other improvements not contributing to the Western frontier architectural style. Solar panels that are designed as part of a roof line and blend with the overall roof appearance need not be concealed. In addition to other required material, an exterior architectural rendering, with materials and colors indicated, shall be submitted with any application request for structural improvements.
- 3. Parking. In addition to standards in 22.112 (Parking), all provided parking for any subject use shall be located to the rear of an on-site structure in order to screen the parking location from view from the street.

C. All Industrial Zones

- 1. Height. The maximum height of structures in an Industrial Zone shall be two stories or 35 feet, whichever is lesser, except for chimneys, pole antennas, or other roof-mounted mechanical equipment, which shall not exceed a height of 45 feet.
- 2. Design. Structures shall be designed in a "Western frontier architectural style" in conformance with the following elements of the Architectural Style Guidelines in Appendix I at the end of this Chapter and as maintained by the Department;
 - a. Signs
 - b. Colors
 - c. Landscaping
 - d. Exterior Features, in areas visible to the public from any right-of-way.

3. Parking. In addition to standards in 22.112 (Parking), all provided parking for any subject use shall be located to the rear of an on-site structure in order to screen the parking location from view from the street.
4. Landscaping. In addition to standards in 22.22 (Industrial Zones), the landscaping standards and screening requirements prescribed for Rural Zones (22.24) in Sections 22.24.040.D and 22.24.040.G shall apply to Industrial Zones.

22.302.080 Area-Specific Development Standards.

~~Except as provided in this Chapter, all residential lots shall comply with the area requirements and standards of the applicable zone. If any portion of a new lot, or an existing lot, as noted, is located within a Rural Land 1 (RL1), Rural Land 2 (RL2), Rural Land 5 (RL 5), Rural Land 10 (RL10), or Rural Land 20 (RL20) designated area, the following requirements apply:~~

A. RL2, RL 5, RL10, or RL20 Designated Area, Antelope Valley Area Plan Land Use Policy Map:

1. ~~Minimum Lot Required Area.~~ New residential lots shall contain a gross area of not less than two acres and a net area of not less than 40,000 square feet. ~~Lot sizes may be clustered in accordance with the Antelope Valley Area Plan, provided that no lot contains less than one acre of gross area and 40,000 square feet of net area, and provided the average gross area of all lots in a project is not less than two acres.~~
2. Lot Width and Length for Regular Lots. Except as otherwise specified in Subsection A.3, ~~below,~~ new residential lots shall contain an area that ~~which~~ is at least 165 feet in width and at least 165 feet in length (depth). This area shall begin no farther than 50 feet from the street right-of-way line and shall include the entire building pad.
3. Lot Width and Length for Irregular Lots. New flag and other irregularly shaped residential lots shall contain an area which has an average width of not less than 165 feet, including a minimum width of at least 165 feet through the area containing the building pad of the primary residential structure, and a minimum length (depth) of not less than 165 feet.
4. Lot Setbacks. New and existing residential lots of sufficient size shall have required front and rear yards of not less than 50 feet from the property line. Side yards shall be a minimum of 35 feet from the property line.

B. RL1 Designated Area, Antelope Valley Area Plan Land Use Policy Map:

1. ~~Minimum Lot Required Area.~~ New residential lots shall contain a gross area of not less than one acre and a net area of not less than 40,000 square feet. ~~No clustering of lots sizes is permitted which creates lots smaller than the minimum lot area.~~

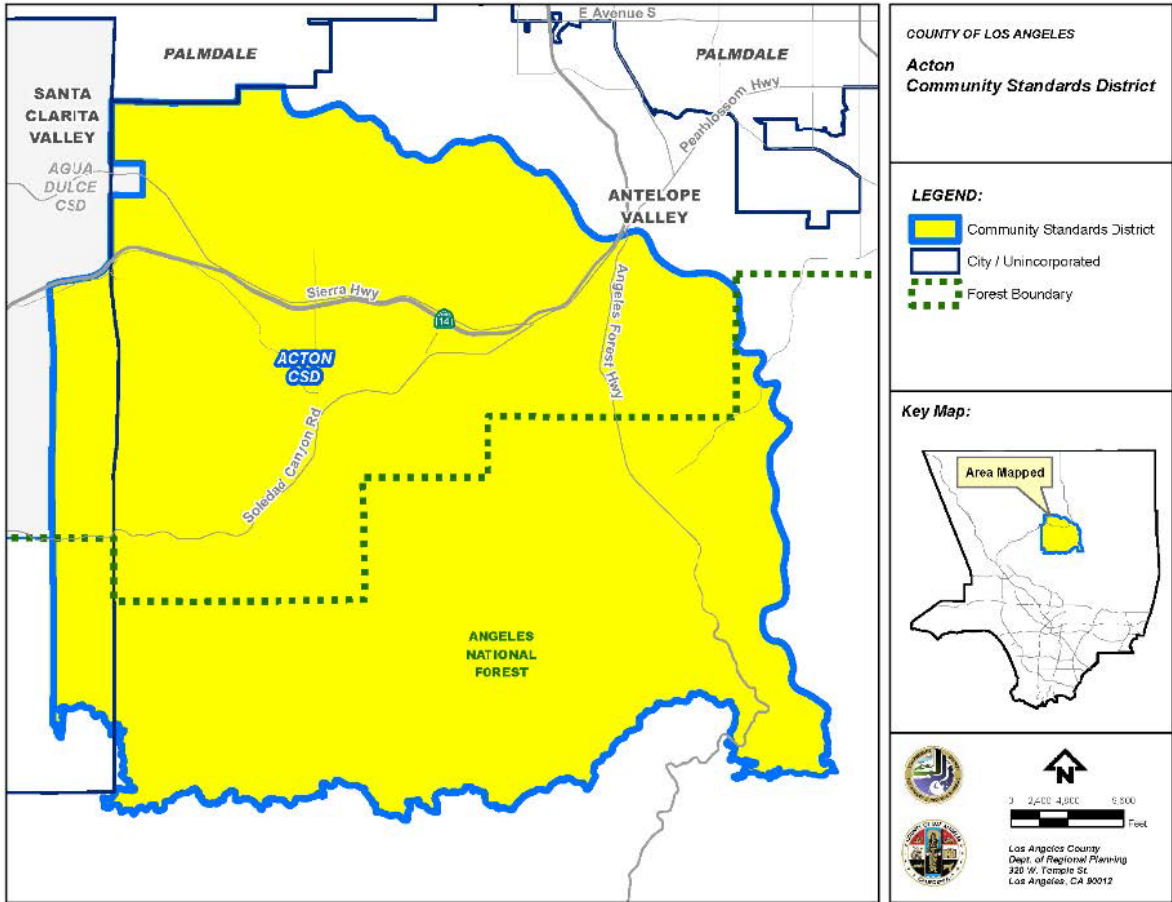
2. Lot Width and Length for Regular Lots. Except as otherwise specified in Subsection B.3, below, new residential lots shall contain an area ~~that~~ which is at least 130 feet in width and at least 130 feet in length (depth). This area shall begin no farther than 35 feet from the street right-of-way line and shall include the entire building pad.
3. Lot Width and Length for Irregular Lots. New flag and other irregularly shaped residential lots shall contain an area with ~~which~~ has an average width of not less than 130 feet, including a minimum width of at least 130 feet through the area containing the building pad of the primary residential structure, and a minimum length (depth) of not less than 130 feet.
4. Lot Setbacks. New and existing residential lots of sufficient size shall have required front and rear yards of not less than 35 feet from the property line. Side yards shall be a minimum of 25 feet from the property line.

22.302.090 Modification of Development Standards.

Modifications to any standards in this Chapter are ~~only available pursuant to the terms and conditions of~~ subject to a Conditional Use Permit (Chapter 22.158) application and shall be subject to additional findings:-

- A. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with purpose of this CSD; or
- B. There are exceptional circumstances or conditions that are uniquely applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD.

FIGURE 22.302-A: ACTON CSD BOUNDARY



\\G:\THE\MAPS_SERIES\Map\Bath\res_documents\Map_Dist_CSD_Acton

APPENDIX I. ACTON COMMUNITY STANDARDS DISTRICT ARCHITECTURAL STYLE GUIDELINES FOR COMMERCIAL AND INDUSTRIAL USES

I. Background

Acton is a rural community that began to develop in the 1800's as a center of gold and copper mining activity. By 1872, with the coming of the railroad and the development of large scale mining operations, Acton was a thriving community. In 1886 the Southern Pacific depot was established, bearing the name of Acton. For a short period of time, Acton with all its mines was an important town in the State of California. Several structures from this era remain. The 1878 school house now serves as a community church, and the 49er Saloon-remodeled and expanded, but retaining its "Western frontier village circa 1890's" ("Western frontier") architectural style-look -remains a community fixture. Bricks from the 1890 Acton Hotel have been incorporated into a community monument.

As the mining activity decreased at the turn of the century, the area changed to predominantly ranching activities. It is in keeping with this rich frontier mining town heritage that these Architectural Style Guidelines for Commercial and Industrial Uses areas have been established.

II. Objectives

~~Section 22.302.060070.GB (Architectural Style and Project Design Considerations Rural Zones) and Section 22.302.070.C (Industrial Zones) of the Acton Community Standards District ("CSD") provides for the application of the Architectural Style Guidelines in Acton, primarily in for commercial or industrially-zoned areas, as defined by the Land Use Policy Map for the Antelope Valley Area Plan. There are two distinct commercial areas: 1) "Old Town" south of the State Route 14 Freeway along Crown Valley Road and 2) the newly developing uses adjacent to the State Route 14 Freeway, particularly to the north. The objectives of the guidelines include:~~

- Identification and description of the qualities that which give a "Western frontier village, circa 1890s style" character to much of the existing commercial area—particularly the older development in the vicinity of Crown Valley Road and Soledad Canyon Road.
- Assistance in guiding and promoting architectural rehabilitation throughout Acton that is consistent with its Western frontier Heritage.
- Development of new commercial structures that promote and enhance the community's Western frontier Heritage architectural style character.

III. Guidelines

This entire CSD is intended to help preserve thea Western frontier architectural style of the desert community character. Vegetation, street improvements, trails, lighting, fencing, signage, building heights, setbacks, and other features of this CSD all complement the Western frontier architectural style appearance. The Architectural Style Guidelines are intended to guide put the finishing touches on the exterior appearance of the commercial and industrial uses community. The following guidelines provisions are to be used in designing all exterior improvements:

A. Facades

- B. Roof forms
- C. Sidewalk coverings
- D. Signs
- E. Colors
- F. Materials
- G. Landscaping
- H. Exterior features: lights, railings, street furniture, etc.
- A. Facades

Building exteriors, particularly storefronts, are the most visible elements of a commercial ~~area~~ community. The surfaces, materials and colors that complement the overall architectural design create a visual statement as well as provide a framework for signage, landscaping, and street furnishings that can complete a desired appearance.

Lineal Design:

"Western frontier architectural style" ~~town~~ commercial structures have strong horizontal lines; parapets, signs, railings, balconies, sidewalk coverings, transom windows, and kickplates are typical lineal features. Projecting or recessed horizontal architectural or decorative features help create dimension and interest on a plain facade. While diversity-e.g. Victorian design-among individual stores is encouraged, horizontal lines can help create a cohesive community and encourage one's eyes to scan the entire area.

Encourage

- A predominating horizontal line along the top of the building facade.
- Alignment of tops of windows and door openings.
- The clear division of two story structures between the first and second floors.
- Second floor balconies and railings; their strong horizontal structure adds depth and visual interest.
- Horizontal lines that carry from one store or structure to the next.

Discourage

- Horizontal elements that do not involve structural features; a painted horizontal stripe, for example, should not be used where wood trim would create dimension and texture.

Entries:

Stores along a street with a "Western frontier architectural style" ~~street~~ typically have recessed entries. This feature draws a shopper toward the sheltered door area, which is generally flanked with display windows. This architectural characteristic is in contrast to modern commercial designs which generally align all storefronts and entrances along a straight walkway.

Encourage

- Recessed storefront entries. Side and rear entries may be in line with exterior walls.

- Wood-appearing frame doors with glass panes-particularly in the upper half of the door-and suitable hardware (typically brass hinges and handles or push plates). Wood-frame screen doors can be used.
- Double entry doors, while not necessary, are particularly inviting.

Discourage

- Use of bright aluminum, tinted glass and other modern doorway materials.
- Frameless glass doors.
- Security doors and grates.

Windows:

Windows ~~link the outside pedestrian with the inside business.~~ They provide a showcase for the merchant and can do much to invite sidewalk shoppers to enter an establishment. Western frontier Village-type architectural style windows ~~are~~ would authentically be multi-pane, with wood frames. While this look is preferred, larger single-pane showcase windows may provide a better display format and are acceptable; as long as the window frame has an appearance that blends with the overall facade, ~~window pane size will not be a judged factor.~~

Encourage

- Window designs that harmonize with those in adjacent structures.
- Kickplates that line the lower part of the storefront below the glass. Transom windows are a typical feature over the display windows.
- Use of clear glass or lightly tinted glass only; glass may contain suitable decorative etching.
- Use of shutters, louvers or interior blinds where privacy or restricted views are needed.

Discourage

- Design or alteration of window openings that are inconsistent with the architectural character of the building.
- Use of darkly tinted or reflective glass.
- Full length plate glass windows.
- Finished appearance that does not reflect intended architectural style design. Aluminum used for window and door frames, for example, is a modern-appearing material that is inappropriate.

Side and Rear Facade Features:

Structures in the commercial areas of Acton are often visible on all sides. Some establishments may permit access from other than the front entry. It is important that these facades be attractively maintained in character with the Western frontier architectural style theme. Utilities, trash bins, and other such features of rear and side areas should be covered or disguised in the same architectural style theme wherever possible.

B. ROOF FORMS

Unlike residences of the by-gone Western frontier era with their pitched roofs, commercial buildings are known for their predominantly flat roofs~~flat-roofed appearance~~. Where pitched roofs exist, they are generally hidden from street view by either a parapet-an upward extension of part of the front wall-or a false front (with the exception of Victorian-style structures). While top roof lines can carry a horizontal theme around the commercial area, individuality should be encouraged; multi-height parapets and false fronts add variety. Special roof lines, raised heights, or other distinctive treatments are appropriate over major building entry points or corner structures.

Encourage

- Predominantly flat roofs.
- Sloping roofs hidden from front view by parapets or false fronts with horizontal lines.
- "Accent" roof lines or other architectural features-higher than the surrounding roof lines-at corners and major entrances.
- Screening of roof mounted equipment (see Section 22.302.060.070.C-B (All Rural Zones)~~Architectural Style and Project Design Considerations~~) of this CSD).

Discourage

- Sloped or pitched roofs-particularly those visible from street view, unless of Victorian design.
- Decorative roof elements that do not focus on corner or entry areas.

C. SIDEWALK COVERINGS

Motion picture-created images of Western frontier era towns often portray hot, dusty main streets; a respite from the sun was found in the shade provided by coverings along the boardwalks. In Acton today, paved streets minimize the dust, and air conditioning provides ideal climate control. Sidewalk coverings, however, are still functional. In addition to reinforcing the Western frontier architectural style, they provide an invitation to window shoppers, protect window displays, and shield windows from the heat of the day, thereby conserving energy.

Sidewalk coverings are typically constructed of rough wood, supported by wooden posts. They may serve as second story balconies. Awnings can also be used, but should be of plain canvas-type material; rounded or scalloped edges, stripes or patterns are not appropriate. Where posts are used, wooden railings would complete the boardwalk area.

D. SIGNS

Signage controls can "make or break" the visual image of an area~~commercial community~~. This feature of the Acton community is so important that Section 22.302.060.FD (Signs) of this CSD contains specific regulations designed to prevent the use of modern signs.

The primary function of signs in Acton is to effectively identify business locations. Signs should not be used for advertising, unless based on verifiable authentic Western frontier era designs. Even then they must either conform to Section 22.302.060.F-D (Signs) or

undergo appropriate variance approvals. The following signage features supplement the requirements of Section 22.302.060.FD:

Encourage

- Flush-mounted signs, often within a recessed area on a parapet.
- Hanging signboards, either parallel or perpendicular to the building facade.
- Signs related in size, character, and placement to other building elements.
- Graphics and lettering styles that are appropriate to the Western frontier architectural style motif. Signs for most franchises and chain stores will require redesign.
- Icon signs that illustrate the type of merchandise or service.

Discourage

- Signs that obscure all or part of a significant architectural feature.
- Garish colors that may attract attention, but ~~that~~^{which} detract from a harmonious community appearance.

E. COLORS

If there is a single "Western frontier" color, it would be earthtone. This color or range of colors from beige to gray is natural appearing in many of the materials used in ~~constructing the old Western frontier era~~. Brick, made from adobe clay, was often used in ~~early Acton~~ this era and is also an appropriate color. Brighter primary paint colors were available and were often used for signs and on metal surfaces to prevent rust. "Pastels" and "neons" are inappropriate colors in the Western frontier era palette.

Encourage

- Natural wood-look and brick tones as the predominant materials/colors of the commercial area. (~~Simulated wood appearing products may be used in place of real wood.~~)
- Colors that are coordinated with neighboring building colors and materials.
- Subtle colors on plain surfaces of large structures.

Discourage

- Changing colors along the main surface of a single building facade. A single color generally natural wood creates unity; individual stores can be differentiated by accent colors, parapets, signage, and other distinguishing features.

F. MATERIALS

Finished appearance is more important than the use of "genuine, authentic" materials. Available materials of the day (late 1800's) consisted primarily of wood, adobe, brick and stone. Modern materials are available that simulate these textures are available, and are generally acceptable in new or rehabilitation construction. Even concrete blocks can be used if faced with adobe-resembling stucco, for example, or covered entirely with vegetation. "Assembly" of these materials should reflect the building techniques and tools employed in the early Western frontier era.

The chosen materials should be consistent with the structure; sidewalks, for example, would originally have been either boardwalk or stonewalk. Today, those materials would be welcome, although modern materials such as concrete may be used to replicate such appearances through special colorings and installation techniques.

Encourage

- Use of materials available in the old Western frontier era, such as pine lumber, river rock, and adobe.
- The adaptation of modern materials such as plastic, concrete, and aluminum to resemble old Western frontier era materials.

Discourage

- Modern materials that retain a contemporary appearance; painted metal "pipe" railings should be avoided in favor of wooden hand rails, for example.

G. LANDSCAPING

Vegetation can provide an attractive, inviting and unifying element to an commercial area district. Trees provide welcome shade in a desert community such as Acton. Trees and shrubbery can cover vacant areas or unattractive features such as utility installations and rubbish disposal areas, and can soften the hard appearance of parking lots. Planter boxes along storefronts can be a very decorative feature.

Section 22.302.060.B (Preservation of Native Vegetation) of this CSD emphasizes the preservation and use of high desert native vegetation. A commercial landscape palette must conform to these requirements, which will ensure compatibility of the vegetation with the Western frontier architectural style architectural theme.

H. EXTERIOR FEATURES

"Finishing touches" to the Western frontier village architectural style theme must consider all the exterior features, both functional and decorative. Lights and lamp posts, railings, trash receptacles, benches, and hitching posts would all be common to Acton commercial areas and in plain view. Sections 22.302.060.HF (Outdoor Lighting) and 22.302.060.HJ (Highway and Local Streets) of this CSD establish general requirements for outdoor lighting. Modern lighting techniques that which do not interfere with the Western frontier architectural style motif may be used.

Utilities should be hidden from view wherever possible. Air conditioning units, for example, should ideally be roof-mounted. Room air conditioning units should never be installed in the front facade; the rear wall is generally preferable, with side walls acceptable.

Encourage

- Western frontier architectural style features accessories such as sidewalk railings and hitching posts (which should be located to protect horses from motor vehicles). Cast iron-type benches and wood or wooden-looking trash "barrels" are appropriate and functional. Wagon wheels are a popular decorative item.

- ~~Gas or gas-look lamps,~~ or lamps that imitate the look of gas lamps, where high visibility for safety is not a factor.
- The use of wood, wrought iron, ceramic, or other materials from the ~~old~~ Western frontier era.

Discourage

- Modern decorative materials such as neon and plastics.

(Ord. 2019-0004 § 1, 2019.)

DRAFT



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: December 9, 2020
PROJECT NUMBER: 2019-003973-(5)
PERMIT NUMBER(S): Advance Planning No. RPPL20180021314
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: Unincorporated Community of Acton
CASE PLANNER: Richard Marshalian, Senior Planner
Rmarshalian@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (“CEQA”).

The project qualifies as Class 1, 2, 3, 4, 7, 8, 11, and 21 Categorical Exemption under State CEQA Guidelines Sections 15301, 15302, 15303, 15304, 15307, 15308, 15311, and 15321 as classes of projects which do not have a significant effect on the environment in part because the standards proposed as part of this project will be more restrictive than those found in the County Code and will also be more environmentally protective. All development standards are consistent with current practices, or will provide additional limitations on development which further protects the community’s natural environment. See attachments for a more detailed analysis of the project and applicable exemptions.

Attached: Notice of Exemption and Attachment

Notice of Exemption

Environmental Determination

To:

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

County Clerk
County of: Los Angeles, Business Filings
12400 E. Imperial Hwy., #1201
Norwalk, CA 90650

From:

Public Agency: LA County Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012

Project Title:

Project Applicant:

Project Location - Specific:

Project Location - City: Project Location - County:

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: Los Angeles County Department of Regional Planning

Name of Person or Agency Carrying Out Project:

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
Categorical Exemption. State type and section number:
Statutory Exemption. State code number:
Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects. State type and section number:

Reasons why project is exempt:

Lead Agency
Contact Person: Area Code/Telephone/Extension:

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Date: Title:

- Signed by Lead Agency
Signed by Applicant

Date Received for filing at OPR:

ATTACHMENT TO NOTICE OF EXEMPTION
LOS ANGELES COUNTY
ACTON COMMUNITY STANDARDS DISTRICT UPDATE

1. Project Description

The Los Angeles County (“County”) Department of Regional Planning is updating the regulations for the Acton Community Standards District (“CSD”). This community, along with others in the Antelope Valley, approached the Regional Planning Department requesting a number of changes to their CSD.

After meeting with members of the community, there was an expressed interest to add standards limiting the size of road widths; restricting the use of curbs, gutters, and sidewalks; re-emphasizing the Rural Outdoor Lighting District standards that are already adopted for this area; adding standards for new subdivisions; creating additional development standards for commercial and industrial businesses and signage; continuing to prohibit billboard signs; regulating removal of vegetation; and protecting certain plant species. The proposed Acton Community Standards District will include standards which will be more environmentally protective or generally more restrictive than, or equivalent to, what is currently allowed within the Zoning Code (Title 22).

No construction activities or specific developments are proposed as part of this project.

2. Description of Project Site

The Acton community is located south of Palmdale, north of and partially within the Angeles National Forest, east of Santa Clarita, and west generally of the unincorporated areas of Littlerock and Pearblossom. The boundary of the CSD has been established since 1995, a map of which can be found here: https://planning.lacounty.gov/assets/upl/data/map_csd_01_Acton.pdf

The community is generally zoned agricultural, with a rural town center comprised of C-RU zoning along Crown Valley road between Syracuse Ave and Soledad Canyon Rd., ringed by R-A zoned properties in what is considered the center of town. There are also commercial areas along Sierra Highway in the northern parts of the community, focused near Crown Valley Rd and Santiago Rd. Industrially zoned property lines Soledad Canyon Road, near an existing rail line and along Santa Clara River and the Acton Wash.

3. Reasons Why This Project is Exempt

The project qualifies for Class 1, Existing Facilities; Class 2, Replacement or Reconstruction; Class 3 New Construction or Conversion of Small Structures; Class 4, Minor Alterations to Land; Class 7, Actions by Regulatory Agencies for Protection

of Natural Resources; Class 8, Actions by Regulatory Agencies for Protection of the Environment; Class 11, Accessory Structures; and Class 21 Enforcement Actions by Regulatory Agencies under the California Environmental Quality Act (“CEQA”) Guidelines Sections 15301, 15302, 15303, 15304, 15307, 15308, 15311, and 15321 as classes of projects that do not have a significant effect on the environment.

Class 1: Section 15301, Existing Facilities

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use...Examples include, but are not limited to:

(c) Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities...

(h) Maintenance of existing landscaping, native growth, and water supply reservoirs...

The project will not alter or cause for removal any existing, permitted structures on property. The development standards will only impact new changes that are proposed to a site. For example, one development standard will continue to exclude the addition of new outdoor advertising signs (billboards) within the community. There is an adopted Rural Outdoor Lighting Ordinance that is already in effect and applies to properties within this community. The project will refer to this ordinance for outdoor lighting requirements.

The Acton Community Standards District Update will include development standards that restrict the widening of existing roads and limit the use of curbs, gutters, and sidewalks, unless deemed necessary by the County, by referring to alternate rural highway standards. Therefore, the project will allow for the continued operation and maintenance of existing roads.

The project also proposes the inclusion of development standards to protect local vegetation. The draft ordinance includes protections and a review process for the removal of over 10 percent of the vegetation on a lot that is larger than one acre. This is in addition to the current vegetation protections in the adopted Significant Ecological Area Ordinance, Hillside Management Ordinance, Oak Tree Ordinance, and the Oak Woodlands Management Plan. The inclusion of these additional standards would provide an additional layer of vegetation protection and allow for the maintenance of existing landscaping and natural growth on private property.

Class 2: Section 15302, Replacement or Reconstruction

Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to:

(b) Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.

(d) Conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead utility distribution lines where the surface is restored to the condition existing prior to undergrounding.

The project will not alter the current Zoning Code (Title 22) as it applies to replacement or reconstruction of structures as identified in Chapter 22.172 of the Los Angeles County Code. Development standards will be added for commercial projects and signage. However, these standards would only be applied when new construction or replacement is proposed and will be more stringent than the existing Zoning Code allowances. Therefore, they will fit into this categorical exemption class.

The community is interested in allowing cargo containers as storage space. Storage is allowed as an accessory use, and allowing cargo containers to be used on A-1 and A-2 zoned property is in line with existing procedures, and a change in the type of structure that has the same purpose or capacity as accessory structures that are currently allowed.

Class 3: Section 15303, New Construction or Conversion of Small Structures

Class 3 consists of construction and location of limited numbers of new, small facilities and structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure...Examples of this exemption include, but are not limited to:

(a) One single-family residence, or a second dwelling unit in a residential zone...

(b) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area...

The project will include development standards for ministerial projects such as commercial or industrial development standards and standards to specify the location of parking lots. Changes to standards for home-based occupations would fall under this category. Additional uses are permitted as home-based occupations while keeping the same standards that limit external impacts from such activity. There will also be residential projects that fit within this class of categorical exemptions that will be impacted by additional regulations limiting vegetation removal imposed by the Community Standards District Update.

Class 4: Section 15304, Minor Alterations to Land

Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Examples include, but are not limited to:

(b) New gardening or landscaping, including the replacement of existing conventional landscaping with water efficient or fire resistance landscaping.

This project proposes development standards limiting the removal of vegetation. Although there are adopted ordinances that protect vegetation, this Community Standards District Update would add a new layer of protection for plants and areas that may not otherwise be protected. These standards will be more environmentally protective than the current Zoning Code.

The CSD standard to prohibit the planting of Oleander shrubs as required landscaping would be included in this exemption.

Class 7: Section 15307, Actions by Regulatory Agencies for Protection of Natural Resources

Class 7 consists of actions taken by regulatory agencies as authorized by state law or local ordinance to assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment...Construction activities are not included in this exemption.

This project will include a set of development standards that will be more stringent than the existing County Code and therefore, will be more protective of the environment. The development standards will include limitations on vegetation removal as well as restrictions on lot sizes in areas that were not regulated earlier.

Class 8: Section 15308, Actions by Regulatory Agencies for Protection of the Environment

Class 8 consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Construction activities and relaxation of standards allowing environmental degradation are not included in this exemption.

The proposed project will further protect the environment and prevent environmental degradation with the addition of standards limiting expansion of existing roads, limiting vegetation removal, and restricting subdivisions. None of the proposed development standards will relax the existing code requirements or allow additional environmental degradation.

Class 11: Section 15311, Accessory Structures

Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to:

(a) On-premise signs;

Development standards related to storage containers are proposed as part of this project. Storage Containers are proposed to be used as accessory structures in some Agricultural Zones, which is in keeping with a current implementation memo and requires an existing primary use. Home-based occupations standards are allowing the use of accessory structures for home-based occupations, while still restricting outdoor storage. Accessory structures

Class 21: Section 15321, Enforcement Actions by Regulatory Agencies

Class 21 consists of:

(a) Actions by regulatory agencies to enforce or revoke a lease, permit, license, certificate, or other entitlement for use issued, adopted, or prescribed by the regulatory agency or enforcement of a law, general rule, standard, or objective, administered or adopted by the regulatory agency. Such actions include, but are not limited to, the following:

- (1) The direct referral of a violation of lease, permit, license, certificate, or entitlement for use or of a general rule, standard or objective to the Attorney General, District Attorney, or City Attorney as appropriate, for judicial enforcement;*
- (2) The adoption of an administrative decision or order enforcing or revoking the lease, permit, license, certificate, or entitlement for use or enforcing the general rule, standard, or objective.*

This project proposes to add additional development standards to the Acton community with the objective of preserving its existing character. These standards will result in more environmental protections to the area. Any violation to these rules will be enforced pursuant to Chapter 22.242 of the County Code.

The project also proposes to revise a prohibition on new outdoor advertising signs (billboards), to keep the same prohibitions in place within a different part of the CSD. This project additionally proposes to remove a permit requirement to determine if a development complies with standards set in the CSD. The standards have not been adjusted, but the permitting requirement was changed.

4. Review of Possible Exceptions to the Categorical Exemptions

Section 15300.2 of the CEQA Guidelines identifies circumstances when a categorical exemption cannot be used. This project has been reviewed to determine if any of the conditions listed in this section might invalidate findings that the project is exempt under CEQA. None of these exceptions to the categorical exemptions are applicable:

- (a) Location:** This project qualifies for Classes 3, 4, and 11 which each require analysis by location in order ensure that a project is not located in a particularly sensitive environment where its impacts would ordinarily be insignificant, but circumstantially would be significant. This project includes the addition of development standards for commercial sites to limit the size of the buildings and location of parking, limit the size and types of signage, and add vegetation protections. Although there are properties located within the boundaries of the project that are mapped as being located within a Very High Fire Hazard Severity Zone, Flood Zone, Landslide Zone, Liquefaction Zone, and Significant Ecological Area, none of the proposed standards will create a significant impact on the environment due to the project's location being in one of these mapped areas. The allowance of cargo containers changes the type of structure allowed on an A-1 or A-2 zoned property, but does not allow more structures than was previously permitted. The project also proposes additional restrictions on proposed subdivisions, which would be superseded by standards that are more environmentally protective if located in an SEA. Additionally, all future development projects proposed within the area of the Acton CSD will continue to be reviewed by the County Fire Department and Public Works to ensure compliance with County Code requirements.
- (b) Cumulative Impact:** The project will not have any adverse impact on the environment either individually or cumulatively since all development standards applied to this community will be either equivalent to current standards, or more restrictive and environmentally protective than the current standards in the Zoning Code.
- (c) Significant Effect:** No unusual circumstances will cause this project to have a significant effect on the environment because the development standards are related to the addition of vegetation protections, limitations on signage, stricter standards for commercial building and site design, limitations on subdivisions or lot design, preserving existing street conditions, and continuing a prohibition on new billboards. None of these standards will impact existing approved uses and will only guide future development with more environmentally protective standards.
- (d) Scenic Highways:** None of the highways located within the community of Acton are officially designated as state scenic highways¹.
- (e) Hazardous Waste Sites:** The project is not located on a site that is included on any list compiled pursuant to Section 65962.5 of the Government Code. No active or open hazardous sites were identified at or adjacent to the project site.²
- (f) Historical Resources:** There is one historic resource located within the community of Acton, however as it is located in the National Forest, the standards

¹ Caltrans list of officially designated State Scenic Highways (from Caltrans website: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>, accessed November 26, 2019).

² EnviroStor Database <https://www.envirostor.dtsc.ca.gov/public/> and GeoTracker Database <https://geotracker.waterboards.ca.gov/>, both accessed November 26, 2019

included in the CSD would not apply to those properties. (Los Angeles County Historical Landmark Database: <http://file.lacounty.gov/SDSInter/bos/supdocs/HLRCRegistry.pdf> California Historical Landmarks Database: http://ohp.parks.ca.gov/?page_id=21427, and the National Register of Historic Places: <https://www.nps.gov/subjects/nationalregister/database-research.htm>, all accessed November 26, 2019).

**SUMMARY OF PROCEEDINGS
REGIONAL PLANNING COMMISSION
ACTON COMMUNITY STANDARDS DISTRICT UPDATE
PROJECT NO. 2019-003973-(5)
ADVANCE PLANNING CASE NO. RPPL2018002314**

On February 24, 2021, the Regional Planning Commission (RPC) conducted a duly-noticed public hearing to consider the Acton Community Standards District Update (Ordinance), which is an amendment to the Acton Community Standards District of Title 22 that adds or modifies standards for cargo containers, signage, vegetation protection, subdivisions, commercial and industrially zoned property, and home-based occupations within the Acton CSD area.

After the staff presentation, Commissioner Shell raised concerns on the language prohibiting clustering in new subdivisions in the CSD. Commissioner Shell noted that clustering is used in subdivisions in many unincorporated areas. Subdivisions in hillside areas are required to be clustered to reduce the impact on the land, thereby, reducing grading and protecting natural resources.

Testimony followed from nine community members. The comments covered the following issues: 1) standards and requirements for trails for any type of development within the Acton CSD area and the need for the County to collaborate with the community to establish safe interim connections where trail connections are not fully implemented; 2) development standards for traffic signals and concrete drainage facilities; 3) traffic signal analysis for industrial development and establish a mechanism to assess consistency with the Antelope Valley Area Plan; 4) greater flexibility for types of allowable home-based occupations; 5) removal of the site plan review requirement for CSD compliance; 6) Minor Conditional Use Permit for outdoor storage on industrially zoned properties to address ongoing issues in Acton, such as hours of operation and tractor trailers circulating through residential zones; 7) non-conforming signs; and 8) preservation of rural character by designing subdivisions with a minimum 2-acre lot size in all land use areas in Acton regardless of topography or geology.

A representative from Parks and Recreation indicated that trails are established through the discretionary land entitlement process and is subject to the timing of private property development, which does not always yield significant lengths of trail. Parks and Recreation requires a nexus between its trail acquisition requirements and the impact of the project on the land and surrounding community. In addition, there are some historical equestrian trails in Acton that are not part of the mapped Regional Multi-Use Trails Network, which was adopted as part of the General Plan. If substantial changes are made to the mapped Trails Network, Parks and Recreation would need to request an amendment from the Board of Supervisors and update the General Plan. While the County has not identified resources to conduct a comprehensive trail planning effort, Parks and Recreation is committed to exploring options for addressing local trails, the rural character, and landscape of Acton. Parks and Recreation is willing to work with the

Acton Town Council and community members on this issue, including forming a Trails Committee.

The Commissioners requested greater coordination efforts between the Departments of Public Works, Parks and Recreation, and Regional Planning on projects with proposed trails that are aligned with the Regional Multi-Use Trails Network, and finding solutions to secure trail easements.

The Commission discussed the proposed Ordinance, and directed staff to remove the prohibition on density-controlled development and establish subdivision lot minimums outside of hillside management areas and SEAs. In addition, the Commission directed staff to consider whether other types of home-based occupations could be allowed within the CSD.

VOTE:

Concurring: Commissioners Modugno, Duarte-White, Louie, Moon, and Shell

Dissenting: None

Abstaining: None

Absent: None

Action Date: February 24, 2020

**DRAFT RESOLUTION
COUNTY OF LOS ANGELES
THE REGIONAL PLANNING COMMISSION
ACTON COMMUNITY STANDARDS DISTRICT UPDATE
PROJECT NO. 2019-003973-(5)
ADVANCE PLANNING CASE NO. RPPL2018002314**

WHEREAS, the Regional Planning Commission of the County of Los Angeles (hereinafter, the “Commission”) has conducted a duly noticed public hearing on December 9, 2020 and its subsequent continued hearing on February 24, 2021 to consider an ordinance that amends Title 22 (Planning and Zoning) of the Los Angeles County Code (hereinafter, the “County Code”) to revise the Acton Community Standards District (“CSD”) (hereinafter, the “CSD Update”); and

WHEREAS, the Commission finds as follows:

1. On June 16, 2015, the Antelope Valley Area Plan (“AVAP”) was adopted by the Board of Supervisors (“Board of Supervisors”), which included a requirement for a comprehensive review of all existing CSDs and the potential inclusion of a program to prepare and adopt new CSDs, including the Acton CSD.
2. According to the AVAP, community-specific zoning regulations “shall be instituted only when a unique or detrimental condition exists within a community that prevents implementation of the AVAP” (Page I-11).
3. Members of the Acton community provided recommendations for changes to the Acton CSD to the Los Angeles County Department of Regional Planning (“Department”).
4. On June 13, 2018, the Antelope Valley CSD Update Program was presented to the Commission and included the proposal for the CSD Update.
5. Acton is an unincorporated community with a population of approximately 7,600 people as of the 2010 Census. The community is located in the southwestern portion of the Antelope Valley, south of the City of Palmdale and east of the City of Santa Clarita along State Route 14. The Acton CSD area extends south into the Angeles National Forest and a large portion of the Santa Clara River Significant Ecological Area is within its boundaries. Hillsides and significant ridgelines ring the community, geographically delineating it from the City of Palmdale and the remainder of the Antelope Valley.
6. The Acton CSD area consists primarily of Light Agricultural (A-1) and Heavy Agricultural (A-2), and Residential-Agricultural (R-A) zoned lots, with a small

number of Rural Commercial (C-RU) zoned lots along Sierra Highway and at the Crown Valley Road freeway entrance. The rural town center, serving the daily needs of residents and providing local employment opportunities, is situated along Crown Valley Road with C-RU zoned lots on either side, between Syracuse Avenue and Soledad Canyon Road. The town center is buffered by Residential-Agricultural (R-A) zoned lots to the north and west, with Manufacturing (M-1) zoned lots to the south and east along Soledad Canyon Road and the Acton Wash.

7. The Acton CSD was established in 1995, with subsequent amendments in 2012, 2018, and 2019, as a supplemental district to provide a means of implementing development standards that address concerns unique to the community of Acton, and to protect and enhance the rural, equestrian and agricultural character of the community.
8. The CSD Update contains technical changes and corrections, removes duplicative language already contained in Title 22, and removes permit requirements for the determination that a use complies with the CSD. It also includes new standards for cargo containers as an accessory use, commercial signage, signage types, and commercial and industrial uses. The CSD Update also includes changes or clarifications to standards for trails and vegetation protections.
9. The CSD Update is consistent with the AVAP and the Los Angeles County General Plan ("General Plan") in that it seeks to encourage and protect the rural and agricultural character of the Acton community while allowing for a design
10. The CSD Update qualifies for a Categorical Exemption (Sections 15301, 15302, 15303, 15304, 15307, 15308, 15311, and 15321, Classes 1, 2, 3, 4, 7, 8, 11, and 21) under the California Environmental Quality Act ("CEQA") and the Los Angeles County environmental guidelines.
11. Pursuant to the provisions of Section 22.222.120 of the County Code, the community was appropriately notified of the public hearing by mail and posted in the *Antelope Valley Press*. The public hearing notice and materials were posted on the Department's website and promoted through social media. The Department was prepared to make copies of the public hearing notice and hearing materials available at the Quartz Hill Library. However, the closure of public libraries due to the COVID-19 pandemic prevented this.
12. On December 9, 2020, the Commission conducted a duly-noticed public hearing to consider the CSD Update. After a brief presentation, the item was continued to February 24, 2021. No public comments were received during the hearing.

13. Staff conducted further outreach with the members of the Acton community, shared information about the project with local media, and held daily office hours. Staff held virtual meetings with the Acton CSD Committee and members of the Town Council on December 21, 2020 and January 27, 2021. In addition, staff held a virtual community meeting on January 21, 2021.
14. On February 24, 2021, the Commission held the continued public hearing to consider the CSD Update. Following presentation by staff, the Commission heard testimony from nine community members.
15. Testimony consisted of a number of requests including a request for standards and requirements for trails with any type of development within the Acton CSD area, as well as a request that the Departments of Parks and Recreation, Public Works and Regional Planning coordinate their efforts in the implementation of trails.
16. Additional testimony at the public hearing expressed a desire to see development standards for traffic signals and concrete drainage facilities in the CSD, additional traffic signal analysis and review for industrial properties including a minor conditional use permit for outdoor storage and operations, and additional flexibility in the allowance of home-based occupations.
17. Testimony also expressed concerns about non-conforming signs and the removal of site plan review requirements for the determination of whether or not a proposed development in the Acton CSD complies with the CSD, and the desire to retain rural character in new subdivisions.
18. During discussion of the project, the Commission mentioned the prohibition on density-controlled development subdivisions and expressed concerns that the prohibition was included in the draft document.
19. The Commission also expressed a desire to see if the Department could include other home-based occupations in the list of uses removed from the existing prohibited list.
20. After hearing testimony and discussion, the Commission unanimously voted to recommend approval of the Ordinance with recommended changes.
21. The Commission recommended removal of the prohibition on density-controlled development subdivisions within Hillside Management and Significant Ecological Areas, and that the Department consider removing prohibitions on some home-based occupations within the Acton CSD.

THEREFORE, BE IT RESOLVED that the Commission recommends to the Board of Supervisors as follows:

1. That the Board hold a public hearing to consider adopting the CSD Update to amend Title 22 of the County Code; and
2. That the Board find that this project is not subject to the California Environmental Quality Act, in that it can be seen with certainty that there is no possibility that it may have a significant effect on the environment.
3. That the Board determine that it is compatible with and supportive of the goals and policies of the General Plan and adopt the CSD Update; and

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Commission on February 24, 2021.

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By _____
Elaine Lemke, Assistant County Counsel