



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

May 31, 2018

TO: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Doug Smith, Commissioner
Laura Shell, Commissioner
Pat Modugno, Commissioner

FROM: Richard Marshalian, Senior Regional Planner
Community Studies North Section

**Project No. 2018-001601 – (5) – Advance Planning Nos. RPPL RPPL2108002312, RRPL2018002313, RPPL2018002314, RPPL2018002315, RPPL2018002316, RPPL2018002317, RPPL2018002321, RPPL2018002323, RPPL2018002324, RPPL2018002587 - RPC Meeting: June 13, 2018 - Agenda Item: 6
“Antelope Valley Community Standards Districts (AV CSDs) Update”**

BACKGROUND

The Antelope Valley Community Standards Districts (AVCSDs) project is an implementation program of the Antelope Valley Area Plan (AV Plan), a component of the Los Angeles County General Plan.

In 2014, the Los Angeles County (County) Board of Supervisors (Board) adopted the AV Plan, a comprehensive update to the 1986 AV Plan. As one of its implementation programs, the AV Plan identified Community Standards Districts (CSDs) as supplemental districts in Title 22 (Zoning Ordinance) of the County Code to help implement the Plan (please see Attachment 1).

The matter is scheduled on your June 13, 2018 meeting as a discussion item for providing background and information, and no Commission action is necessary.

PROJECT DESCRIPTION

One of the AV Plan’s implementation tools is the CSD, which is a set of local zoning regulations for an unincorporated community to address community-specific issues and implement an Area Plan.

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At the time of AV Plan adoption, the implementation program describes proposals for eight CSDs (six new CSDs, and two amendments) within the Antelope Valley.

As of time of writing, there are 13 communities participating in the AV CSDs project (please see Attachment 2). These are:

- Acton (Amendment)
- Antelope Acres
- Fairmont
- Green Valley
- Lake Los Angeles
- Leona Valley (Amendment);
- Littlerock (Amendment to the Southeast AV);
- Neenach;
- Quartz Hill;
- Pearblossom;
- Roosevelt;
- Sun Village (Amendment to the Southeast AV); and
- Three Points.

Other Antelope Valley communities within an existing CSD are:

- Juniper Hills; and
- The Lakes (Elizabeth Lake and Lake Hughes).

PROJECT DEVELOPMENT

The project consists of several stages (please see Attachment 3).

Concept Draft

Through working meetings with Town Councils and community groups (**please see Attachment 4**), a Concept Draft will be developed to check for understanding and using plain language, describe the purpose and intent of the proposed standards in the new or revised CSD.

The Concept Draft will be shared with the public and County Departments to collect feedback and identify future discussion points, alternatives or areas of concern. To date, the Leona Valley Concept Draft is available for review, and is attached for your information (**please see Attachment 5**)

As of time of writing, staff has met with seven communities through these working meetings, and several more are scheduled in June 2018.

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Open House

Using the Concept Draft and comments received, the Open House Draft ordinance will be developed and shared with the public and internal stakeholders. These will be more specific than the Concept Draft, and will incorporate legal ordinance language.

Public Hearing

The comments received during the Open House process will inform the Public Hearing Draft ordinance. The Public Hearing Draft is the version that staff will present to your Regional Planning Commission and the Board of Supervisors for consideration.

PUBLIC ENGAGEMENT

To better understand the communication preferences in all of the participating communities, a survey has been developed to share the ways staff will be engaging with the public, and help us identify which methods work best for which communities (**please see Attachment 6**).

Various methods of public outreach and engagement are planned for this project.

Print

Print material will be prepared and shared with the communities through Town Councils and community groups, and made available at various community locations and public events. Many of the attachments to this memo reflect the type of information provided, and reflect the project “brand” to help communities identify the project. Also attached is a project postcard with project contact information and the tentative timeline (**please see Attachment 7**).

Digital

The project website is intended to be a one-stop resource for information about the project, the participating communities, the ways to be involved, and the schedule of upcoming events. In addition, the website will feature a blog section that provides regular project updates, solicit input and/or share interesting facts in an article format.

The website also links to the project’s “Map.Social” site that allows community members to provide comments and suggestions on an interactive map regarding features they like and dislike in their community. Community members can also propose trails, significant ridgelines, and CSD boundaries. Additional training, including a video, is planned to help anyone who is interested in using Map.Social, but unfamiliar with the site or its features.

Project information will be regularly shared through the Department’s social media, including Twitter, Facebook, Instagram, and NextDoor. Identifying the project hashtag as “#AVCSDs” will allow anyone to search for relevant posts on any platform. Information will also be shared through e-mails and e-mailed newsletters.

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In Person

Staff will also physically be in the Antelope Valley, including attending meetings and participating in community events. Regular briefings are planned with the Association of Rural Town Councils, and the project's first public event will be a booth at the Leona Valley Cherry Festival on June 2, 2018. Future planned meetings and events include community pop-ups, possible "Map.Social" training sessions, and topic-specific summits such as CSD boundaries.

NEXT STEPS

Many Town Councils and community leaders have worked with their community to develop proposals. To address rural concerns and needs, the AV CSDs Update project is an important step to implement the goals and policies of the AV Plan. Staff looks forward to partnering with these Town Councils and community groups to ensure that the public is well-informed, and can participate if interested, throughout the process.

Should your Commission be interested, staff can return to provide regular updates as the project proceeds. No Commission action is necessary at this time.

If you need further information, please contact Mr. Richard Marshalian at (213) 974-6476 or by email at rmarshalian@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

Attachments:

- 1 - Antelope Valley Area Plan Implementation Program Excerpt
- 2 - Project Overview Fact Sheet
- 3 – Project Schedule Overview
- 4 – Working Meetings Overview Fact Sheet
- 5 – Leona Valley Concept Draft
- 6 – Communications Preferences Survey
- 7 - Postcard

AJB:MC:SMT:RM:DM

5/31/18

ATTACHMENT 1:

**ANTELOPE VALLEY AREA PLAN
IMPLEMENTATION PROGRAM EXCERPT**

intent of this Area Plan to develop and implement a program for future review of proposed developments within viewsheds of these Scenic Drives, which may include:

- Required Visual Impact Assessment for proposed development within the viewsheds of identified Scenic Drives;
- Required finding for discretionary entitlements that the proposed development is compatible with the scenic character of the route; or
- Applicable development standards for development along a Scenic Drive.

F. Antelope Valley Community Standards Districts

As indicated in Title 22 (Zoning Code) Chapter 22.44.090, the “Community Standards Districts (CSDs) are established as supplemental districts to provide a means of implementing special development standards contained in adopted neighborhood, community, area, specific and local coastal plans within the unincorporated areas, or to provide a means of addressing special problems which are unique to certain geographic areas within the unincorporated areas of Los Angeles County.”

There are currently five adopted CSDs in the Antelope Valley: in the rural communities of Acton, the Lakes (Elizabeth Lake and Lake Hughes), Juniper Hills, Leona Valley, and Southeast Antelope Valley (Littlerock and Sun Village). In addition to these, the Department of Regional Planning has received proposal for six new CSDs: for the rural communities of Antelope Acres, Fairmont, Green Valley, Lake Los Angeles, Quartz Hill, and Roosevelt as well proposed amendments to the CSDs of Leona Valley and Southeast Antelope Valley (Littlerock and Sun Village).

This Area Plan is the foundational planning document for the development of the Antelope Valley for the next 20 to 30 years. As part of its implementation, this Plan shall require a comprehensive review of all the existing CSDs in the Antelope Valley. This review may also include a program to prepare and adopt any proposed new CSDs or amendments to existing CSDs in the next several years after the adoption of the Area Plan. When a comprehensive review has been conducted, and new and/or updated CSDs have been adopted, these CSDs may specify whether a variance shall be granted only under extraordinary circumstances.

ATTACHMENT 2:

PROJECT OVERVIEW FACT SHEET



Project Overview Fact Sheet

OVERVIEW

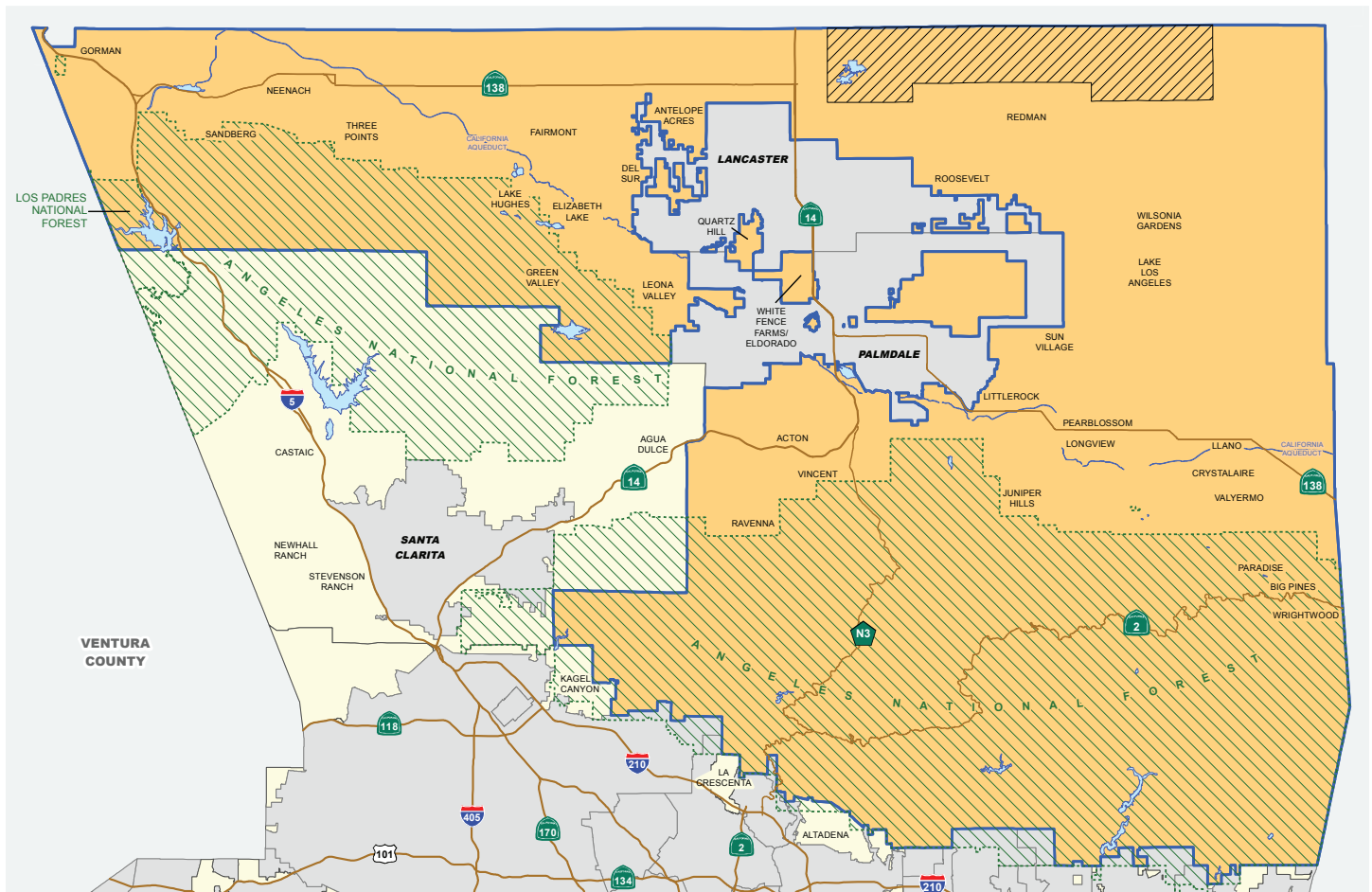
The Antelope Valley Community Standards Districts Update Project (AV CSDs) will create and update local zoning regulations for communities in the Antelope Valley. The AV CSDs implement the goals and policies of the Antelope Valley Area Plan.

A Community Standards District (CSD) is a set of local zoning regulations to address a community's specific needs. The CSD is a part of the land use and zoning regulations that apply to the unincorporated areas of Los Angeles County.

PARTICIPATING COMMUNITIES

The following Antelope Valley communities are participating in this effort (to date):

- Acton
- Antelope Acres
- Fairmont
- Green Valley
- Lake Los Angeles
- Leona Valley
- Little Rock
- Quartz Hill
- Roosevelt
- Sun Village
- Three Points
- Neenach
- Pearblossom



Follow us on social media with hashtag #AVCSDs to stay up to date on the project:
Twitter | Facebook | Instagram: @LACDRP

Project Overview Fact Sheet

PROJECT PROCESS AND TIMELINE

Many Town Councils and community leaders have worked with their community to develop proposals. In 2018, the Department held working group meetings to understand the intent and purpose of these proposals, and prepare a Concept Draft to check for community understanding and guide the CSD language through adoption. An Open House on the draft CSD allows the community to learn more about the draft and provide comments. Public hearings will be held with the Los Angeles County Regional Planning Commission and Board of Supervisors in 2019 / 2020. The new regulations apply after the Board of Supervisors' final adoption, which will be after their public hearing.

PROJECT STAGES

There are several stages of this project, and your comments and feedback will help us best understand your community's needs and desires every step of the way.

Concept Draft: This document is intended to highlight and summarize a community's intent for a new or updated CSD. The CSD will be drafted based on the Concept Draft and the comments received by the public and other County departments.

CSD Boundaries: Boundaries will be created for all new CSDs, and adjusted for some existing CSDs. The boundaries for the CSD are separate from any Town Council or administrative boundaries, such as school district or postal address/zip code boundaries. Community input and desires will be considered in determining any new or changed CSD boundaries.

Open House Draft: This document will reflect the Concept Draft and the comments received. This CSD will be in ordinance language, which means that it will be more detailed in nature and written in a legal style. Comments submitted at the open house, and before and after the event, will assist us in making needed changes to the public hearing ordinance.

Public Hearing Draft(s): This document will be the version we ask the Regional Planning Commission and Board of Supervisors to consider. The final adopted version is prepared by the office of County Counsel.

FOR MORE INFORMATION AND TO BE INVOLVED

Your comments and feedback help us best understand your community's needs and desires. Every stage of this project will benefit from your comments and feedback. There are multiple ways to submit comments, such as the project website, via email or in writing. A new mapping service called Map.Social will also allow community members to submit comments tied to specific locations, such as CSD boundaries.

To learn more:

- About the project
- Participating communities,
- Ways to be involved, and
- Schedule of upcoming events,

visit our website at bit.ly/AVCSDsUpdate.

On our website you can also sign up for our e-mail list to get all the latest on the project.

CONTACT US

We can be reached at avcsds@planning.lacounty.gov, or by phone at (213) 974-6476. We are available Monday through Thursday, 7:30 AM to 6:00 PM. We are closed on Fridays.

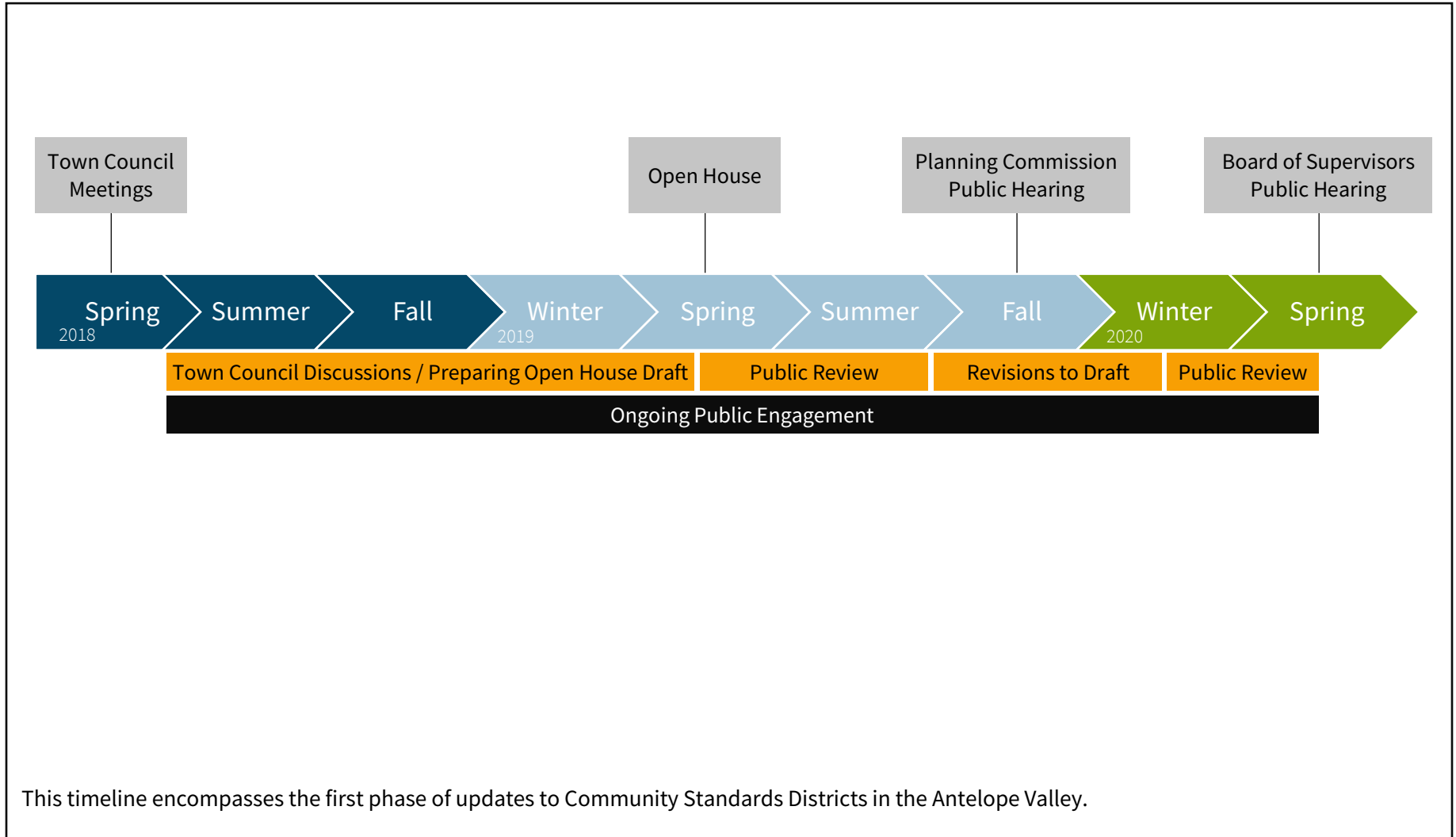
For more information, please visit:
bit.ly/AVCSDsUpdate

ATTACHMENT 3:

PROJECT SCHEDULE OVERVIEW



Los Angeles County Department of Regional Planning
Project Schedule Overview – Phase 1



This timeline encompasses the first phase of updates to Community Standards Districts in the Antelope Valley.

ATTACHMENT 4:

WORKING MEETINGS OVERVIEW FACT SHEET



Los Angeles County Department of Regional Planning

AV CSDs Working Meetings – Overview Fact Sheet

Overview

As part of the Antelope Valley Community Standards Districts (AV CSDs) Update, the Department of Regional Planning project team will be meeting with various Town Councils and community groups in order to understand the new or proposed regulations for a new or updated CSD. These working meetings will only be with those communities that have chosen to update their CSD.

Meetings with the various Town Councils and community groups have been scheduled from March to May of 2018, but may extend slightly beyond that timeframe in order to give some groups more time to meet.

Working Meeting Scope

These working meetings include discussions of:

- Overall project scope;
- Project schedule; and
- Topics submitted by the Town Council or community members.

The working meetings mostly consist of reviewing the proposed topics for the amended or new CSD by the community or Town Council. Through these discussions, the project team will develop a Concept Draft to check for understanding and describe the purpose and intent of the proposed standards in the new or revised CSD.

Ongoing Process

In addition to these working meetings, where desired by the working group, the project team would like to conduct joint site visits/field trips to tour communities together and receive direct feedback about what the community likes or doesn't like.

As part of the larger AV CSDs Update, the project team will also be working with various groups to develop and implement its ongoing outreach and engagement strategy for connecting with and inviting participation from the community.

Contact Us

If you have any questions about these Working Meetings, or about the entire AV CSDs Update Project, we are here to help. You can reach the team via email at AVCSDS@planning.lacounty.gov, or you can call us at (213) 974-6476. We're available Monday through Thursday, 7:30am to 6pm. We are closed on Fridays.

ATTACHMENT 5:

LEONA VALLEY CONCEPT DRAFT



Los Angeles County Department of Regional Planning

Leona Valley CSD - Concept Draft



CONCEPT DRAFT

This Concept Draft is intended to highlight and summarize the community's intent for an updated Community Standards District (CSD), and was initially drafted in working meeting discussions with the CSD Working Group in March 2018.

This document is being shared with the public to collect feedback and identify further discussion points, alternatives or areas of concern. This document will also be shared internally within the County. Further follow-up discussions with the CSD Working Group may be necessary to discuss changes or comments from the public or County's review. The CSD ordinance language will be drafted based on this Concept Draft document and the comments received.



PURPOSE

The purpose of this ordinance is to establish and revise regulations for Leona Valley that preserves and enhances the rural, equestrian and agricultural character, protects sensitive features, maintains access to trails, and enhances the appearance of the community.

NOTIFICATION

The community would generally like to be notified of projects that are proposed for their communities. The Town Council wants to be informed of discretionary projects early enough in the process, so they can inform community members of the proposal and get their feedback on these projects. The community wants notification of ministerial projects as well, if only to know what projects are coming to their town.

For more information, please visit:
bit.ly/AVCSDsUpdate



NATIVE VEGETATION

Native habitats and natural vegetation should be preserved, while giving some flexibility for property owners to build on their property and not be constrained by limitations on development, especially where accessory structures, paved driveways, or agricultural uses are concerned.

Standards for preservation should be set for ministerial projects, and discretionary projects should preserve native vegetation to the greatest extent possible depending on specific constraints present on site.



Courtesy, Becky McCray. Flickr.

OUTDOOR ADVERTISING SIGNS (BILLBOARDS)

The community would generally like to be notified of projects that are proposed for their communities.



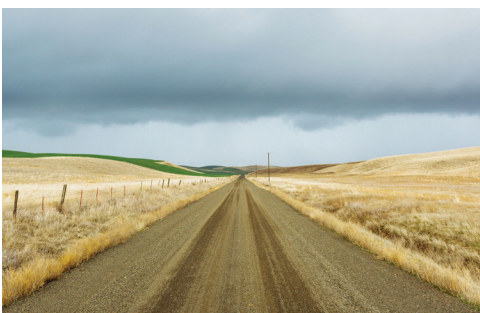
FENCING DESIGN

Fences on a lot should be open and non-view obscuring. These standards for fences should apply wherever the fence is located on the property, except for a small privacy area that may contain a pool or other structure for personal use. These standards should not apply to hedges or landscaping that forms a barrier.

Fences should not be used for screening and should be designed in such a manner as to not constrict the movement of animals other than horses. Fence Heights should be adjusted to keep horses corralled in areas where needed.

OUTDOOR AND EXTERIOR LIGHTING

Standards should be included to help maintain views of stars in the night sky.



Courtesy, John West. Flickr.

STREET IMPROVEMENTS

The community does not want curbs or sidewalks on the roads, because it does not support the rural aesthetic that they want to maintain.

Sidewalks are not good for horses, so they don't want cement or asphalt as much as possible. The Town Council identified that there are potential safety issues that could occur when there isn't space to pull over your broken vehicle on a busy road, like along Elizabeth Lake Road.



REQUIRED LOT AREA

Smaller lots for residential uses are not desirable because it doesn't make the community look rural. Houses should be set far apart from each other and from the streets they front.



Courtesy, Dean Walliss. Flickr.

UTILITIES

The community doesn't want utilities like sewer or gas to come out to the community, but where they do come out, all utilities should be kept underground. They want to preserve the natural look and feel of the community. However, in cases where the costs for utilities would be prohibitive, or where topographical, soil, or other conditions prevent the underground placement of utilities, a discretionary review process should be used to approve the specific design of utilities.

Existing structures should also place their utilities underground eventually as soon as rising maintenance costs make the change less expensive.



TRAILS

Mapped trails that in the County map of trails should be preserved, and other protections and requirements should be developed to preserve or create paths that individuals use that are not necessarily mapped in the area. The community would also like every ministerial project to include requirements for additional setbacks on private property for unofficial trails that may not currently be mapped.

It is requested that there also be some minimum design standards for trails in the community.



HILLSIDE MANAGEMENT

The community would like to protect the existing hillsides and include design guidelines that ensure new structures are screened from view using landscaping or vegetation, that grading and other elements of the project doesn't disturb views of the hillsides. Hillsides should look as natural as possible, and more trees should be planted with new developments.



Courtesy, Josef Hanning. Flickr.

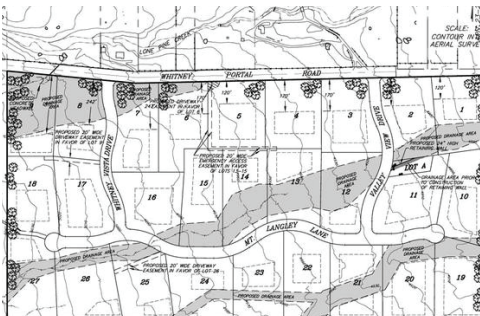
LOW IMPACT DEVELOPMENT

The community is worried about management of water runoff as a result of soil compaction or new development, grading and soil disturbance. New development should take into account existing water runoff patterns and limit impacts to neighbors due to new grading or compaction of soils. The community would like additional review of any soil compaction that is done on properties for any reason, as they would like to limit soil compaction to not affect water runoff.



SIGNIFICANT RIDGELINES

The community has identified additional significant ridgelines that it would like to extend ridgeline protections to other areas identified by the community. In general, the community would like to restrict development near the top of the ridgelines in order to not impact views of said significant ridgelines.



LAND DIVISIONS

The community does not want tract homes that include private streets and access control. The pattern of development should be similar to what exists currently, with homes on agricultural land with wide spaces between two structures.



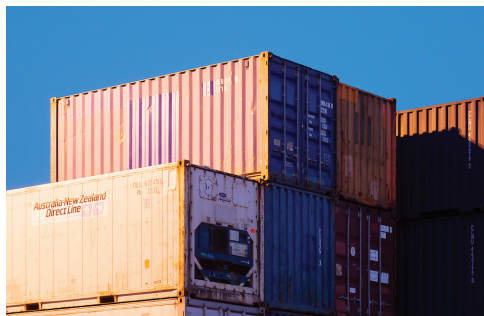
Courtesy, Amy Anderson. Flickr.

PAVING MATERIALS

The community doesn't want improvements or lot areas or access points to be required to be paved, although they understand that if it must be paved due to code requirements, then that is ok.

RESIDENTIAL DESIGN

The community would like to see houses that have some variety of design that are also designed in such a way as to not interrupt viewsheds or become a distraction to the beauty of the natural landscape. Two houses adjacent to each other should not have the same design.



Courtesy, Timm Suess. Flickr.

CARGO SHIPPING CONTAINERS

The community doesn't like the way that cargo containers look, and don't feel like it would be attractive, however, they understand that the containers provide affordable secure storage options to residents and farmers. Therefore, they would like to see cargo shipping containers allowed on residential or agriculturally zoned lots depending on the lot size, with some limitations on siting and design requirements.



Courtesy, Google.

COMMERCIAL DEVELOPMENT

The community does not want to see commercial development with parking in the front of the structure, or anything that looks similar to "strip malls". There should be some setback from the street. New development should be small scale and fit in with a cozy rural aesthetic.

The Town Council also requested that there not be drive-throughs, boxy stores, or any cannabis uses.

ACCESSORY DWELLING UNITS

The Town Council does not want granny flats or accessory dwelling units.

ATTACHMENT 6:

COMMUNICATIONS PREFERENCES SURVEY



Los Angeles County Department of Regional Planning

Communications Preferences

Thank you for your interest in the Antelope Valley Community Standards District Update project. The Los Angeles County Department of Regional Planning is using a number of resources and social media sites to make it easier for people to stay connected and provide comments.

Please let us know how we can best communicate with you!

Name:

Community:

- | | | |
|---|---------------------------------------|---------------------------------------|
| <input type="checkbox"/> Acton | <input type="checkbox"/> Leona Valley | <input type="checkbox"/> Roosevelt |
| <input type="checkbox"/> Antelope Acres | <input type="checkbox"/> Littlerock | <input type="checkbox"/> Sun Village |
| <input type="checkbox"/> Fairmont | <input type="checkbox"/> Neenach | <input type="checkbox"/> Three Points |
| <input type="checkbox"/> Green Valley | <input type="checkbox"/> Pearblossom | <input type="checkbox"/> Other |
| <input type="checkbox"/> Lake Los Angeles | <input type="checkbox"/> Quartz Hill | |
-

Which communication method(s) do you prefer?

Please select all that apply.

- Facebook: [@LACDRP](#)
- Twitter: [@LACDRP](#)
- Instagram: [@LACDRP](#)
- Email: AVCSDS@planning.lacounty.gov
- Website: bit.ly/AVCSDsUpdate
- NextDoor: <https://nextdoor.com>
- Newsletters (via Email)
- Online Surveys
- None of the Above

Email Address:

To be added to our Email Notification System for this project, simply provide your email address below. We will not share your information with anyone else. You may update your preferences or unsubscribe at any time.

Communications Preferences

Would you like to receive less frequent project updates by postal mail?

If digital options do not work for you, we can send mail updates to you. Your name and mailing address will be kept confidential. Please note that these mailed updates will only be available for major milestones of the project.

Yes

No

Mailing Address

e.g. 320 W. Temple St. #1354

City

State

Zip

How did you hear about the Antelope Valley CSDs Project?

Please select all that apply

- Town Council
- Friend
- Facebook
- Twitter

- Instagram
- NextDoor
- Email
- Public Event

- Postcard / Flyer
- Other

ATTACHMENT 7:

POSTCARD



Antelope Valley

COMMUNITY
STANDARDS DISTRICTS

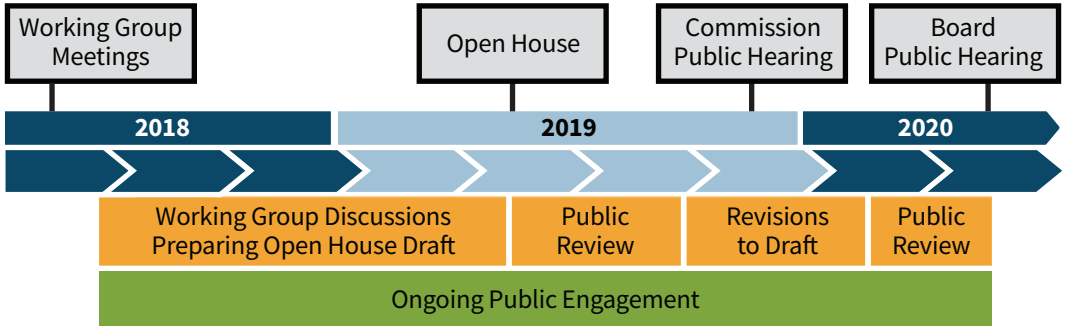
   @LACDRP | #AVCSDs



Learn more about the project and find out what's proposed for your community:

bit.ly/AVCSDsUpdate | AVCSDS@planning.lacounty.gov | (213) 974-6476

The Los Angeles County Department of Regional Planning is updating and creating **Community Standards Districts (CSD) in the Antelope Valley!** A CSD is a set of local zoning regulations to address needs of an **unincorporated community.**



This timeline encompasses the first phase of the project, and is subject to change.