

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

PROJECT SUMMARY

PROJECT DESCRIPTION:	An Ordinance to establish the Pearblossom Community Standards District.
REQUEST:	Approval and adoption of the Ordinance
LOCATION:	The community of Pearblossom
STAFF CONTACT:	Caroline Chen, 213-974-6476, cchen@planning.lacounty.gov
RPC HEARING DATE(S):	October 19, 2022
RPC RECOMMENDATION:	Approval and recommendation to the Board to consider approval of the Ordinance.
MEMBERS VOTING AYE:	Commissioners Louie, O'Connor, Moon, Hastings, and Duarte-White
MEMBERS VOTING NAY:	None
MEMBERS ABSENT:	None
MEMBERS ABSTAINING:	None
KEY ISSUES:	The Pearblossom Community Standards District (CSD) will include standards for accessory structures and uses such as fences and walls, cargo shipping containers, onsite materials storage areas (outdoor), signs, personal vehicles, and rural artifacts (i.e., display of farming or mining equipment). On parcels within 300 feet of

Pearblossom Highway (CA-138), drive-throughs are prohibited. Alcoholic beverage sales for off-site consumption are prohibited on parcels within 1,000 feet of public schools and places of worship.

The desert landscape will be protected by allowing existing vegetation to count toward commercial and industrial landscape requirements and by setting vegetation removal and ground disturbance thresholds, with exceptions. No more than 70 percent of ground disturbance of areas with vegetation is allowed on any property that is two gross acres or larger.

The CSD also establishes the Blossom Community Corridor Area, which encompasses the rural town center area and includes all parcels within 500 feet from each side of the Pearblossom Highway (CA-138) right-of-way. Standards for the Blossom Community Corridor include tree planting requirements in commercial and industrial developments and a prohibition on the following uses: metal plating, recreational vehicle sales and rentals, truck storage, and truck sales and rentals, including incidental repair.

MAJOR POINTS FOR:

The adoption of the Ordinance implements the Antelope Valley Area Plan and is responsive to requests from the community to allow standards that are consistent with the rural character of the area such as higher fences and walls, accessory cargo shipping containers, onsite materials storage areas (outdoor), the display of rural artifacts, and use of rustic building materials. Included landscape requirements also reflect local knowledge about increasing the survival rate of trees by planting smaller specimens and reducing the spread of Valley Fever-inducing dust by limiting ground disturbance. Lastly, this Ordinance will address concerns about vehicular

crashes on Pearblossom Highway by limiting traffic-generating uses in the Blossom Community Corridor.

MAJOR POINTS AGAINST:

Some residents are concerned that using cargo shipping containers for accessory storage may be unsightly if not screened.

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code, to establish the Pearblossom Community Standards District, which defines and establishes development standards for the unincorporated area of Pearblossom.

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

SECTION 1. Chapter 22.356 is hereby added to read as follows:

Chapter 22.356 Pearblossom Community Standards District

22.356.010 Purpose.

22.356.020 Definitions.

22.356.030 District Map.

22.356.040 Applicability.

22.356.050 Application and Review Procedures.

22.356.060 Community-Wide Development Standards.

22.356.070 Zone-Specific Development Standards.

22.356.080 Area-Specific Development Standards.

22.356.090 Modification of Development Standards.

22.356.010 Purpose.

The Pearblossom Community Standards District ("CSD") is established to implement the goals and policies of the Antelope Valley Area Plan. The Pearblossom CSD improves the quality of life in this community by preserving, protecting, and

enhancing its rural character and maintains its unique identity that is small-town with a Modern Rustic aesthetic, which values the natural environment, and supports the artistic, creative, and resourceful spirit of the community.

22.358.020 Definitions.

The following terms are defined solely for this CSD:

Drive-through service points. Location where the first point of service occurs. The following activities are considered points of service: menu boards, service windows, gas pumps.

Drive-through stacking lanes. Spaces reserved for vehicles queuing on private property for a drive-through facility.

Gated or walled subdivision. A subdivision that includes proposed fencing or walls along its perimeter and restricted access. This definition excludes perimeter fencing for individual lots. A fence along one side of the subdivision does not constitute a gated or walled subdivision.

Hand-painted wall sign. A sign advertising a business or product that is painted directly on a building wall. A mural is not considered a hand-painted wall sign.

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

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

Rural artifacts. Outdoor items that may include, but are not limited to farm, mining, or railroad equipment or old wagons that are displayed in a manner that adds to the intentional, framed, and organized decoration of a property.

22.356.030 District Map.

The boundaries of this CSD are shown on Figure 22.356-A: Pearblossom CSD Boundary, at the end of this Chapter.

22.356.040 Applicability.

In conjunction with Section 22.300.020 (Application of Community Standards Districts to Property), this Chapter shall apply to any application for development, expansion, or change of use requiring Regional Planning approval after [effective ordinance date]. For expansion of an existing legally established use, as of [effective ordinance date], this Chapter shall only apply to the new expansion portion and not to existing development.

22.356.050 Application and Review Procedures.

In addition to other applicable provisions of Title 21 (Subdivisions) and this Title 22 of the County Code, notices of applications where a discretionary land-use permit subject to Type II (Chapter 22.228), Type III (Chapter 22.230), or Type IV (Chapter 22.232) review is required shall be mailed to all owners of property located within a 1,500-foot radius of the exterior boundaries of the subject property.

22.356.060 Community-Wide Development Standards.

A. Alcoholic Beverage Sales. No business newly engaged in the sale of alcoholic beverages for off-site consumption shall be located within 1,000 feet of any

parcel containing an existing legally established public school, or place used exclusively for religious worship.

B. 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 or Caltrans 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, pedestrian and equestrian movement, and ensure, to the maximum extent feasible, that the highway right-of-way shall be clear of all obstructions including landscape, 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:

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 shoulders or concrete flowlines;

b. New curbs, gutters, and sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by Public Works;

c. The encroachment and driveway provisions in Subsections B.1.b and B.1.c (Highway Standards) above for highway rights-of-way, shall also apply to local streets; and

d. Cul-de-sacs shall be prohibited.

C. Multiuse Trails (Equestrian, Hiking, and Mountain Biking). All new subdivisions shall contain trails in accordance with the Trails Plan of the Antelope Valley Area Plan ("Trails Plan"). Conditions of approval for new subdivisions shall require that multiuse trail easements be dedicated to the County and that trail construction be completed by the subdivider and approved by Parks and Recreation prior to the recordation of the final map for the subdivision.

1. Trail Standards. Trails built pursuant to this Subsection shall satisfy the following minimum standards:

a. Feeder Routes. To the greatest extent possible, and without requiring off-site land acquisitions by the subdivider, feeder routes shall be provided from every new subdivision to a main trails network shown on the Trails Plan; and

b. Multi-purpose Use. The trails shall be designed to accommodate equestrian, hiking, and mountain bike uses with clear line-of-sight.

2. Trail Maintenance. When trails and feeder routes are not required to be maintained by Parks and Recreation, the conditions of approval for new subdivisions shall require that said trails be maintained, subject to approval by Parks and Recreation, either by a homeowner's association, as stipulated within the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) or by a special district. If a special district is used, such district shall be an entity established as an assessment district pursuant to the Landscaping and Lighting Act of 1972, Sections 22500 et seq. of the California Streets and Highways Code (Landscaping and Lighting Act District), or it shall be some other entity capable of assessing and collecting trail maintenance fees from the owners of the lots in the new subdivision.

3. Alternative Trail Proposal. If it is infeasible for a subdivider to provide trails in accordance with the Trails Plan, alternative trail alignment proposals may be substituted. The alternative trail proposal shall be approved by Parks and Recreation and be connected, to the greatest extent possible, to a network of proposed, existing or feeder trails.

D. Preservation of Vegetation.

1. Applicability. The standard described in this Subsection is applicable to lots that are two gross acres or greater in size.

2. Disturbance of areas with vegetation shall require a Minor Conditional Use Permit (Chapter 22.160) where the cumulative area of ground disturbed, including but not limited to grading, blading, discing, excavating, or scraping is greater than 25,000 square feet; or a Conditional Use Permit (Chapter 22.158) where the area of ground disturbed is greater than 40,000 square feet, up to 70 percent of the gross acreage of the lot, as shown below in Table 22.356.060-A.

Table 22.356.060-A: Required Permits by Amount of Ground Disturbance of Areas with Vegetation	
Type of Permit	Ground Disturbance Threshold (square feet)
Minor Conditional Use	25,000
Conditional Use	40,000

3. Cumulative ground disturbance of areas with vegetation shall not exceed 70 percent of the total gross acreage of any property.

4. The following materials are required for both Minor Conditional Use Permit (Chapter 22.160) and Conditional Use Permit (Chapter 22.158) applications:

a. A detailed project description, outlining the reason for the proposed ground disturbance of areas with vegetation and the planned use of the property.

b. A plan identifying the location and approximate acreage of all existing and proposed areas with vegetation that will be disturbed or restored on the property. The plan shall also generally describe the type and condition of all vegetation on the property. The landscape plan shall indicate the type and approximate acreage of all existing areas with vegetation proposed to be removed as part of the project and how those removals will be mitigated with revegetation, to the satisfaction of the Department, and in consultation with the County Biologist.

c. Fuel modification plans or grading plans shall also be submitted, upon request by the Department; and

d. 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.

5. Additional Findings for Minor Conditional Use and Conditional Use Permits. In addition to substantiating the findings listed in Sections 22.160.050 and 22.158.050 (Findings and Decision), the applicant shall also substantiate the following:

a. Development plans shall emphasize minimal ground disturbance and the protection of native plants, grasses, shrubs, and trees that intercept, hold, and more slowly release rainfall than bare earth surfaces. Where feasible, development plans shall emphasize the revegetation of previously disturbed areas with native vegetation. Stands of native vegetation and mature trees are preserved or expanded to the greatest extent possible; and

b. The design of the project, including structures used to house animals, such as stables and arenas, shall not create erosion or flooding potential that would cause a safety hazard to structures or off-site properties, as determined by Public Works.

6. Exemptions. The following cases of ground disturbance of areas with vegetation, are exempt from this Subsection:

a. Ground disturbance, including the removal or reduction of areas with 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. Ground disturbance, on publicly owned rights-of-way for roads, highways, flood control projects, or other similar or related uses; and

c. Work performed under a permit issued to control erosion or flood hazards.

E. Property Maintenance.

1. Graffiti. All structures, walls, and fences open to public view shall remain free of graffiti. In the event graffiti occurs, the property owner shall remove or cover the graffiti within fourteen calendar days of such occurrence, weather permitting.

2. Rural Artifacts. Rural artifacts are exempt from the minimum required yard setback requirements provided they are at least five feet from all property

lines, a maximum height of up to six feet, and maintained in good condition. They should not occupy more than 400 square feet of the property, nor shall they create a public nuisance or pose a safety hazard.

F. Signs.

1. All sign requirements of Chapter 22.114 (Signs) and all applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District) shall also apply to the signage within this CSD, except as otherwise provided for or modified by this Subsection.

2. External Lighting. Lighting for signage shall utilize externally mounted light fixtures designed to focus all light downward directly onto the sign, illuminating only the intended area with no light trespass beyond the sign area in accordance with Section 22.80.080 (Additional Standards for Signs). Lighting shall be compatible with the Modern Rustic aesthetic described in Subsection 22.356.070.B.1 below.

3. Prohibited Signs. In addition to those prohibited by Section 22.114.040 (Prohibited Signs Designated), also prohibited within this CSD are:

- a. Internally Illuminated Signs;
- b. Outdoor Advertising Signs (Billboards); and
- c. Digital and Electronic Signs. Existing signs shall not be converted to a digital or electronic billboard sign. Digital and electronic signs include any internally or externally illuminated sign that utilizes digital message technology capable of instantaneously changing the static message or copy on the sign electronically.

4. Wall murals do not constitute a sign and shall be allowed.

G. Streetlights. Streetlights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

1. Where installed, streetlights shall utilize the cut-off "Mission Bell" design or equivalent fixture which prevents light trespass into adjacent Open Space, Residential, and Agricultural-zoned properties.

2. Streetlights shall be compatible with the Modern Rustic aesthetic described in Subsection 22.356.070.B.1 below.

H. Subdivisions.

1. Gated or walled subdivisions are prohibited.

2. Utilities. All wires and cables that provide utility services, including telephone, television, electricity, and similar services shall be placed underground.

3. All new streets shall be accessible to the public, and connect internally and externally to the existing street, alley, and path network.

I. Wireless Communications Facilities. Ground-mounted antennas and monopoles shall enhance the community's rural character. Wireless communication facilities that are decorated with the town name or other design elements shall not be considered a Community Identification Sign (Subsection 22.114.200.A).

22.356.070 Zone-Specific Development Standards.

A. Residential and Agricultural Zones.

1. Distance Between Buildings.

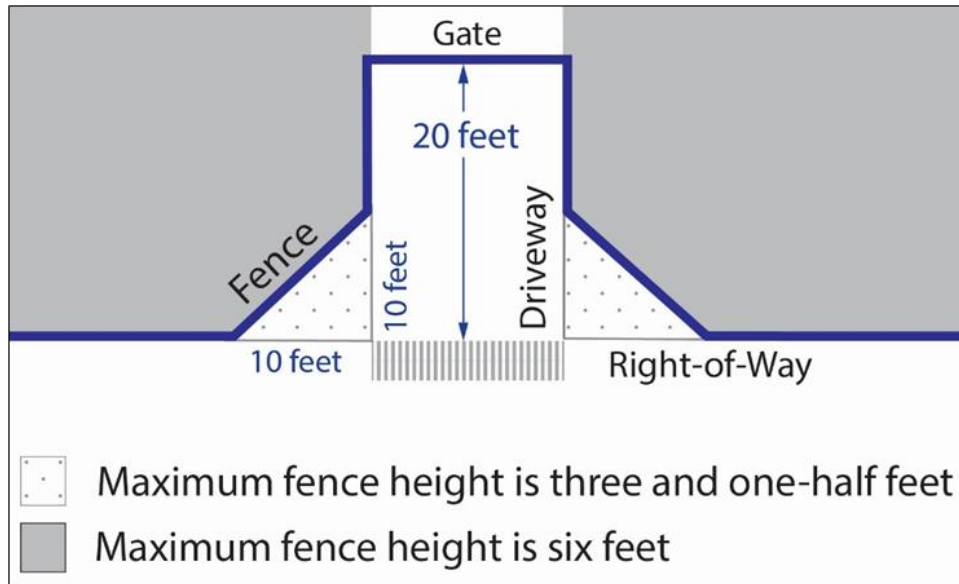
a. Distance Between Main Buildings. Notwithstanding Subsection 22.110.050.A.1, a minimum distance of 20 feet shall be required in development projects that have five or more dwelling units, including mixed use developments, between all main residential buildings on the same lot.

b. Distance Between Accessory and Main Buildings. Notwithstanding Subsection 22.110.050.A.2, and except where a greater distance is required, a minimum distance of 10 feet shall be required in development projects that have five or more dwelling units, including mixed use developments, between any main residential building and any accessory building on the same lot.

2. Fences and Walls. Notwithstanding the provisions listed in Section 22.110.070 (Fences and Walls), fences and walls may be erected and maintained in required yards subject to the following requirements and in accordance with Public Works:

a. Front Yards. As shown in Figure 22.356.070-A, fences, walls, and landscape used as fences or walls within a required front yard setback may be permitted up to a maximum height of six feet when located 10 feet or more from the driveway. When located less than 10 feet from the driveway, fences and walls shall be a maximum of three and one-half feet in height.

FIGURE 22.356.070-A. LOCATION OF FENCES, WALLS, AND GATES IN THE FRONT YARD



b. Interior Side and Rear Yards. Fences and walls within a required interior side yard or rear yard shall not exceed eight feet in height, provided that on the street or highway side of a corner lot such fence or wall shall be subject to the same requirements as for a corner side yard.

c. Corner Side Yards. Fences and walls within a required corner side yard shall be limited to eight feet in height when located five feet or more from the right-of-way line toward the property, and three and one-half feet in height when located less than five feet from the right-of-way.

d. Reversed Corner Side Yards. Fences and walls within a required reversed corner side yard shall be limited to eight feet in height when located 10 feet or more from the right-of-way line toward the property, and three and one-half feet in height when located less than ten feet from the right-of way.

3. Personal Vehicles. Pickup trucks and vehicles under 10,000 pounds Gross Vehicle Weight, including those with dual rear tires, which are used as personal vehicles by on-site residents shall be considered personal vehicles and shall be allowed to park in the same areas as passenger vehicles.

4. Property Maintenance.

a. Cargo Shipping Containers as Accessory Storage.

Notwithstanding Section 22.140.150 (Cargo Shipping Containers), non-habitable cargo shipping containers for the purpose of storage shall be permitted as an accessory residential use in the R-A, A-1, and A-2 Zones in the quantities identified in Table 22.356.070-A, below, provided the following development standards are met:

Table 22.356.070-A: Cargo Shipping Containers as Accessory Storage		
Gross Acreage of Lot	Maximum Total Linear Feet of Cargo Shipping Container Allowed	Maximum Number Permitted
0 to < ½	20	2
½ to < 1	40	2
1 to < 2 ½	80	2
2 ½ to < 5	80	4
≥ 5	160	4

i. Location. Cargo shipping containers are prohibited in any required yard.

ii. Placement and Separation. Cargo shipping containers shall not be stacked upon each other and may be placed next to another cargo shipping container with no separation in between them.

iii. Design. Cargo shipping containers shall be painted and shall not display any commercial 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.

iv. Screening. All cargo shipping containers shall be screened to obscure view of the cargo shipping container from outside of the subject lot on all sides by landscape, existing structures, or painting. Where landscape is used as screening, it shall include trees, shrubs, and other plant material that can screen the cargo shipping container. The required landscape shall consist of drought-tolerant trees from the Southeast Antelope Valley Native Plant List on file with the Department, or other drought-tolerant, noninvasive tree species when native trees are not available. Existing trees and native vegetation originally on site that are preserved may be included in this landscape screening requirement.

v. Safety and Maintenance. All cargo shipping containers shall be kept in a state of good repair, and any landscape used as screening shall be kept properly maintained.

b. Onsite Materials Storage Area. The storage of materials in outdoor areas incidental to the primary use of the property, including salvage materials

that are used for art projects, hobbies, or other uses on the property, shall be allowed in R-A, A-1, and A-2 zones subject to the following conditions:

- i. Location. The onsite materials storage area is prohibited in any required yard.
- ii. Size and Separation. The onsite materials storage area shall be contiguous and not exceed 400 square feet.
- iii. Height. The onsite materials storage area shall not exceed six feet in height.
- iv. Screening. Screening shall obscure view of the onsite materials storage area from adjacent public and private streets, walkways, and residences at the same elevation. Screening may include the following:
 - (1) Existing structures
 - (2) Existing trees and vegetation
 - (3) Landscape
 - (4) Walls
 - (5) Fences, such as chain-link fences with embedded plastic or PVC strips, or with privacy netting
- v. Maintenance of screening. All screening shall be maintained in good condition.
- vi. Landscape. Where landscape is used as screening, it shall include trees, shrubs, and other plant materials from the Southeast Antelope Valley Native Plant List on file with the Department, or other drought-tolerant,

noninvasive plant species when native plants are not available. Existing vegetation originally on site that is preserved may be included in this landscape screening requirement.

vii. The onsite materials storage area shall not be covered by a roof.

viii. The onsite materials storage area shall comply with all regulations, laws, and ordinances of the County including but not limited to requirements of the departments of Public Works, Fire, and Public Health.

5. Residential Ranch Entrance Signs.

a. One residential ranch entrance sign is permitted per parcel in Residential and Agricultural Zones with an additional sign for lots with frontages greater than 200 feet.

b. The maximum sign area for each residential ranch entrance sign shall be 50 square feet per sign face, with a maximum of two sign faces permitted;

c. The maximum height for a residential ranch entrance sign shall be 20 feet measured from natural grade at the base of the sign; and

d. Residential ranch entrance signs shall comply with all requirements of Title 32 (Fire Code) of the County Code, including requirements pertaining to fire apparatus access roads.

6. Subdivisions.

a. Required Area. New lots shall have a minimum lot area of two gross acres. Density-controlled development shall be prohibited.

b. Where a subdivision is developed with five or more dwelling units, open space shall be provided at a ratio of not less than 300 square feet per dwelling unit.

c. At least 50 percent of the required open space shall be clustered in one common area with dimensions of at least 15 feet by 25 feet. Such common area shall include recreational amenities accessible to and useable by all building occupants and may include a required yard or any portion thereof, provided that such yard or portion thereof is landscaped or designed as a trail.

B. Rural, Commercial, and Industrial Zones.

1. Aesthetic: Modern Rustic.

a. Building Materials. Except where prohibited by federal and State laws, and Title 26 (Building Code) of the County Code, commercial developments and mixed-use developments that include commercial uses, street-facing building frontage shall have at least 65 percent of the surface area covered by any three building materials listed below in this Subsection to achieve the Modern Rustic aesthetic:

i. Real wood: unpainted; stained; reclaimed; burnt; and oiled.

ii. Steel: weathered; Corten natural finishes; or coated with rusty primer, flat black or grey paint.

iii. Natural stone

iv. Brick: clay or compressed earth (excludes concrete masonry units)

v. Glass: textured or frosted

b. Lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District) and Subsection 22.356.060.E.2 (Signs, External Lighting).

c. Signs shall be hand-painted or shall be made of at least one material from the Modern Rustic building materials list in Subsection B.1.a above. Plastic signs shall be prohibited.

d. Trash enclosures shall be compatible with the Modern Rustic aesthetic and shall be constructed from two materials from the Modern Rustic building materials list in Subsection B.1.a above.

2. Amenities. For commercial developments and mixed-use or industrial developments that include commercial uses, trash receptacles are required. The required trash receptacles shall be compatible with the Modern Rustic aesthetic and shall be constructed from one material from the Modern Rustic building materials list in Subsection B.1.a above. In addition, at least two of the following pedestrian amenities shall be provided within the subject property:

- a. Benches
- b. Breezeways
- c. Community Bulletin Boards
- d. Drinking Fountains
- e. Landscaped Trellises
- f. Plazas

g. Trails

3. Building Maximum Floor Area.

a. In Rural and Commercial Zones, building maximum floor area shall be 15,000 square feet per structure.

b. In Industrial Zones, building maximum floor area shall be 25,000 square feet per structure.

4. Distance Between Buildings.

a. Distance Between Main Buildings. Notwithstanding Subsection 22.110.050.A.1, a minimum distance of 20 feet shall be required in commercial and industrial developments, including mixed use developments, between all main buildings on the same lot.

b. Distance Between Accessory and Main Buildings. Notwithstanding Subsection 22.110.050.A.2. except where a greater distance is required, a minimum distance of 15 feet shall be required in commercial and industrial developments, including mixed use developments, between any main building and any accessory building on the same lot.

5. Drive-Through Facilities.

a. New drive-through facilities established as part of a restaurant or other eating establishment shall not be located on a parcel that is within 300 feet of the highway right-of-way of Pearblossom Highway (CA-138).

b. New drive-through facilities established as part of a restaurant or other eating establishment shall require a Conditional Use Permit (Chapter 22.158).

c. The location of the drive-through area, including cashier microphone, speakers, and drive-through lane, shall be located at least 25 feet from the property line of any adjoining Residential and Agricultural-zoned lots, and speakers and lighted menus shall be oriented away from such lots.

d. Hours of operation for the drive-through area shall open no earlier than 5:00 a.m. and close no later than 11:00 p.m.

e. Conditional Use Permit Materials. In addition to the development standards listed in Section 22.158.040 (Development Standards), applications for Conditional Use Permits to allow drive-through facilities shall include but not be limited to the following:

i. A site plan showing the location and dimensions of the following:

- (1) Driveways;
- (2) Drive-through stacking lane, including lane markings;
- (3) Service points (including menu boards and service windows); and
- (4) Communications systems, access aisles, and other associated facilities

ii. An on-site stacking plan to be reviewed by Public Works.

iii. Development standards.

(1) Buffer. Any lot that adjoins a Residential and Agricultural-zoned lot shall have a buffer along the entire length of that adjoining property line. The buffer shall consist of a minimum six-foot high solid cement masonry block wall placed along the adjoining property line to reduce noise trespass from the drive-through area.

(2) Screening. The setback area shall be screened with 15-gallon, drought-tolerant trees, spaced 15 feet apart, from the Southeast Antelope Valley Native Plant List on file with the Department, or other drought-tolerant, noninvasive tree species when native trees are not available. The landscape screening shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary. Existing trees preserved on site may be included to fulfill the landscape screening requirement for this Subsection.

(3) Trash enclosure. The solid waste and recycling bins shall be enclosed by a wall measuring at least five feet tall, but not more than six feet tall; shall have solid doors; shall be compatible with the Modern Rustic aesthetic of the primary building; and shall be constructed from two materials from the Modern Rustic building materials list in Subsection B.1.a above.

6. Height.

a. Excluded from height restrictions are chimneys, rooftop antennas, rooftop mechanical equipment, structure-mounted renewable energy systems, non-habitable structures used in surface mining operations, and wireless facilities.

b. In Rural and Commercial Zones, structures shall not exceed a maximum height of 30 feet.

c. In Industrial Zones, structures shall not exceed a maximum height of 25 feet.

d. Structures that exceed height restrictions shall require a Conditional Use Permit (Chapter 22.158) application.

7. Landscape. The required landscape shall consist of drought-tolerant trees, shrubs, and groundcovers from the Southeast Antelope Valley Native Plant List on file with the Department, or other drought-tolerant, noninvasive plant species when native plants are not available. Existing trees and native vegetation originally on site that are preserved may be included in this landscape requirement.

a. General Requirements.

i. All lots less than one acre shall have a minimum of 10 percent landscape.

ii. All lots one acre and greater shall have a minimum of 20 percent landscape.

b. Buffer.

i. Rural, Commercial, and Industrial Zoned lots that adjoin any Residential or Agricultural-zoned lots shall include a landscaped area of at least 25 feet in width, as measured from the side lot line adjoining said Residential or Agricultural-zoned property.

ii. This landscape buffer requirement shall not be counted toward the general landscape requirement set forth in this Subsection.

c. Parking Lots.

i. Except for carport, rooftop, and interior parking, proposed parking lots with 15 or more parking spaces shall have a minimum of five percent of the gross area of the parking lot landscaped.

ii. The landscape shall be distributed throughout the parking lot to maximize its aesthetic effect and the parking lot's compatibility with adjoining uses.

iii. Where appropriate, all areas of the parking lot not used for vehicle parking, vehicle maneuvering, or pedestrian movement or activity, shall be landscaped.

iv. This landscape may be part of the shade plan required by Section 22.126.030 (Tree Requirements) but shall not be counted toward the general landscape requirement set forth in this Subsection.

8. Paving.

a. Notwithstanding Section 22.112.080 (Parking Design), access to parking spaces is from a highway, street, or alley which is paved with

asphaltic or concrete surfacing, such parking areas, as well as the maneuvering areas and driveways used for access thereby, shall be paved with pervious materials, unless other materials are deemed necessary for the safety of pedestrian and vehicular traffic by Public Works.

b. Pedestrian pathways shall be marked with pervious pavers, or stone set in pervious gravel.

c. Striping. Where paint striping is not possible, each parking space shall be marked with a wheel stop made of composite lumber or an alternative material.

9. Signs.

a. Roof and Freestanding Business Signs.

i. Frontage. Notwithstanding Section 22.114.120 (Roof and Freestanding Business Signs), roof and freestanding business signs shall be permitted on any developed lot along any street or highway frontage.

ii. Freestanding signs shall be limited to 20 feet in height and measured from the natural grade at the base of the sign and shall not display more than two sign faces.

iii. Both roof and freestanding signs shall have a maximum area of 50 square feet for each sign face where permitted.

b. Wall Business Signs. Each business establishment in a Rural, Commercial, or Industrial Zone fronting on and/or oriented toward one or more public street, highway, or parkway shall have a maximum sign area of 50 square feet,

provided it is not a hand-painted wall sign subject to the standard described in Subsection B.9.c below. No wall business sign attached to a building shall extend above the building wall.

c. Hand-painted Wall Signs.

i. Businesses are permitted to have hand-painted wall signs with a maximum sign area of 100 square feet per each wall face, in addition to one wall business sign.

ii. Notwithstanding Section 22.114.110 (Wall Business Signs), hand-painted wall signs may be painted on a maximum of three walls of a building regardless of whether the wall has an entrance or not.

iii. A hand-painted wall sign is not a mural.

10. Subdivisions.

a. Required Area. New lots shall have a minimum lot area of one gross acre.

b. Cul-de-sacs shall be prohibited in new developments.

11. Wall and Screening Requirements. Automobile dismantling; junk and salvage; metal plating; outdoor storage as primary use; recycling processing facilities; scrap metal yards; and truck and recreational vehicle service, storage, rental, and sales shall provide a solid wall or view-obscuring fence of at least eight feet in height in compliance with Subsection 22.140.430.C.2 (Outdoor Storage, Fences and Walls) along all street frontages to obscure view of operations.

a. The setback area shall be screened with 15-gallon, drought-tolerant trees, spaced 15 feet apart, from the Southeast Antelope Valley Native Plant List on file with the Department, or other drought-tolerant, noninvasive tree species when native trees are not available.

b. The landscape screening shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.

c. Existing trees preserved on site may be included to fulfill the landscape screening requirement for this Subsection.

22.356.080 Area-Specific Development Standards.

A. The Blossom Community Corridor

1. Purpose. This Corridor is established to preserve, protect, and enhance the small-town, Modern Rustic aesthetic of commercial development along Pearblossom Highway, and to promote future development that is consistent with the community's artistic, creative, and rural character.

2. Applicability. The standards contained in this Subsection shall apply within the boundaries of the Area shown on Figure 22.356-B: The Blossom Community Corridor, at the end of this Chapter, to the following:

a. Any application for a new Commercial or Industrial development;

b. Renovations in cases where more than 50 percent of the existing exterior walls are cumulatively removed, demolished, or rebuilt;

c. The new expansion portion of an existing development; and

d. Change of use.

3. This Subsection shall not apply to existing developments.

4. Metal plating; recreational vehicle sales and rentals; truck sales, rentals, and storage, including incidental repair; and truck storage shall be prohibited on parcels that are located within 500 feet of the highway right-of-way of Pearblossom Highway (CA-138).

5. Landscape. The setback area shall be landscaped with no less than one 5-gallon tree for every 20 linear feet of street frontage. The remaining area shall additionally be landscaped with drought-tolerant shrubs and groundcovers from the Southeast Antelope Valley Native Plant List on file with the Department, or other drought-tolerant, noninvasive plant species when native plants are not available. Existing trees and native vegetation originally on site that are preserved may be included in this landscape requirement.

a. The landscape shall be maintained in a healthy condition with appropriate watering, pruning, weeding, fertilizing, and litter removal. This landscaped area shall be verified on a landscape plan submitted to the Department.

b. Trees shall be planted in locations that maintain the required lines of sight for safe pedestrian and vehicular movement to the satisfaction of Public Works.

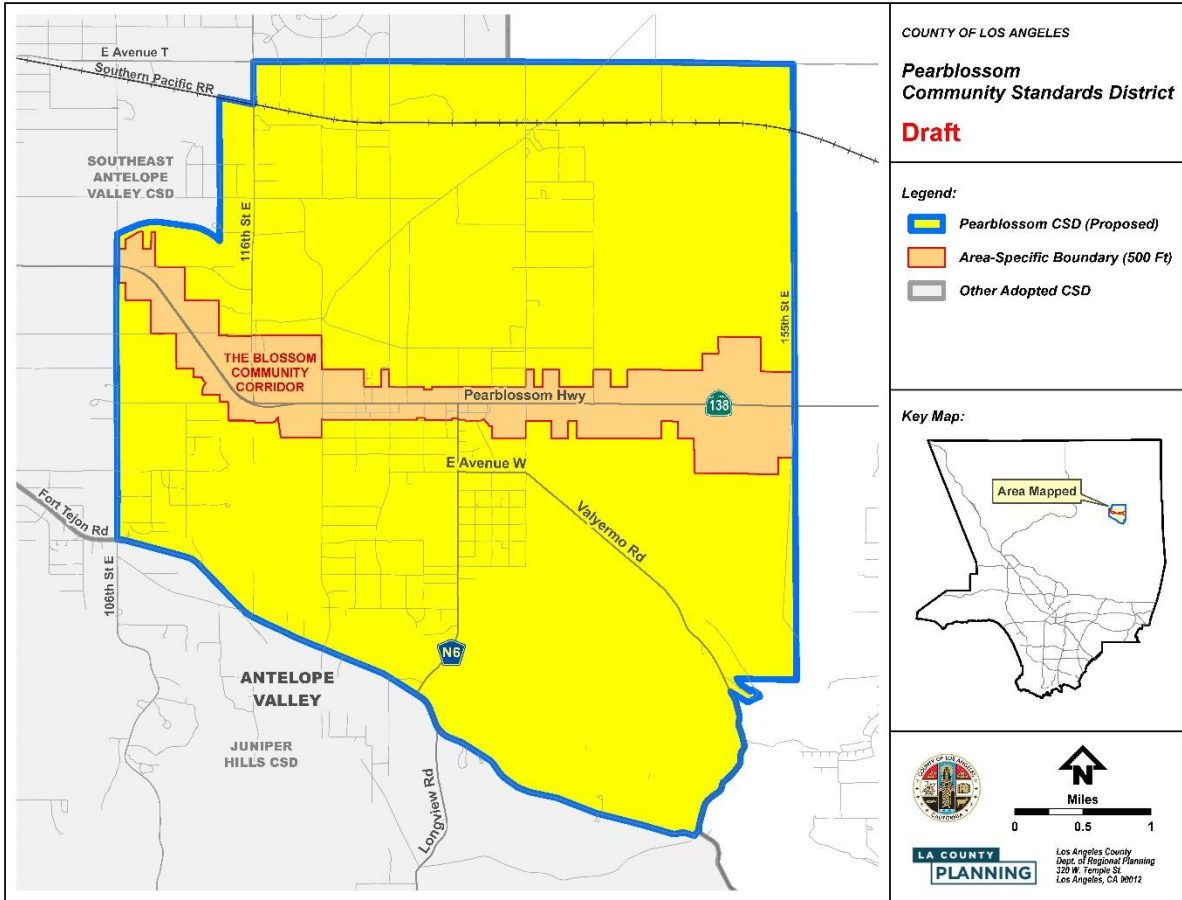
c. Trees planted near buildings or fire lanes shall be placed in locations that do not adversely impact Fire Department operations or response times, to the satisfaction of the Fire Department.

22.356.090 Modification of Development Standards.

A. Modifications to any standards in this Chapter are subject to a Conditional Use Permit (Chapter 22.158) application unless otherwise specified, and shall be subject to additional findings:

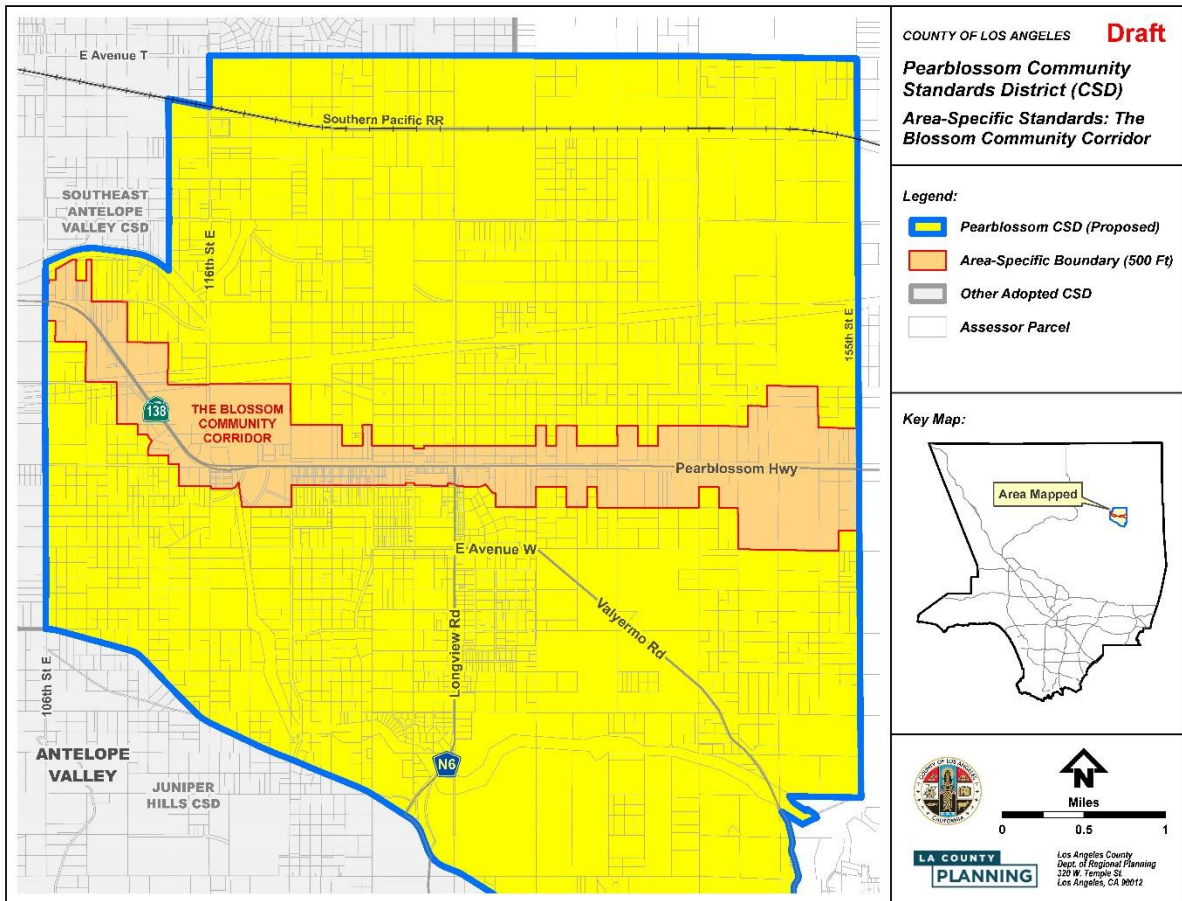
1. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the purpose of this CSD; or
2. There are exceptional circumstances or conditions that are uniquely applicable to the subject property or to the intended development of the subject property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

Figure 22.356-A: PEARBLOSSOM CSD BOUNDARY



...PROJECTS\DRP_ADVANCE_PLANNING\CSD\ArcGIS_Pro_Project\Pearblossom_CSD

Figure 22.356-B: THE BLOSSOM COMMUNITY CORRIDOR



PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: July 26, 2022
PROJECT NUMBER: 2019-003978-(5)
PERMIT NUMBER(S): ADVANCE PLANNING CASE NO. RPPL2019002601
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: The community of Pearblossom,
 Antelope Valley Planning Area

CASE PLANNER: Caroline Chen, Regional Planner
 cchen@planning.lacounty.gov

The County of Los Angeles (“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, 20, and 21 Categorical Exemption under State CEQA Guidelines Sections 15301, 15302, 15303, 15304, 15307, 15308, 15311, 15320, and 15321 as classes of projects which do not have a significant effect on the environment. The standards proposed as part of this project provide more regulation of certain accessory uses, clarify and align landscaping requirements with the rural commercial zoning classification for the area, and apply additional commercial and industrial design standards. None of the standards will introduce new land uses to the existing zones. All development standards are consistent with the baseline condition of the area; they are intended to promote the rural lifestyle or provide additional clarification to the existing standards. See attachments for a more detailed analysis of the project and applicable exemptions.

Attached: Notice of Exemption and Attachment

Notice of Exemption

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
PEARBLOSSOM COMMUNITY STANDARDS DISTRICT

1. Project Description

LA County Planning is undertaking the process of establishing the Pearblossom Community Standards District (“CSD”). with development standards specific to the community of Lake Los Angeles. This community, along with others in the Antelope Valley, approached LA County Planning requesting preservation of their rural lifestyle, protections for the surrounding environment, and conservation of their unique community character.

After meeting with members of the community, there was an expressed interest to add requirements to apply rural road standards; modify standards for signs; standardize new rural subdivisions; apply trail development standards; regulate the removal of vegetation; allow accessory cargo shipping containers and onsite materials storage areas in residential and agricultural zones; specify standards for fences and walls, specify standards for streetlights; specify paving requirements; specify landscape standards; specify graffiti removal guidelines; specify wireless communications tower guidelines; require community amenities for commercial and industrial developments; establish commercial and industrial design standards; display rural artifacts; clarify what constitutes a personal vehicle; and allow taller fences and walls. The community also found that additional standards are needed to limit locations where alcoholic beverage sales and drive-through facilities with food services may be located. The Pearblossom CSD committee also established the Blossom Community Corridor Area along Pearblossom Highway where metal plating; truck storage; truck sales, rentals, and storage; and recreational vehicle sales and rentals are prohibited.

The proposed Pearblossom CSD will include the abovementioned standards which will largely be more environmentally protective, more restrictive, or equal to what is currently allowed within the Zoning Code (“Title 22”). Additionally, the CSD includes standards which are predominantly accessory uses to the already-permitted primary use in the zone. No construction activities or specific developments are proposed as part of this project.

2. Description of Project Site

Pearblossom is a small rural community located in the southeastern portion of the Antelope Valley. The community is situated along Pearblossom Highway, east of Littlerock, west of Llano, south of Lake Los Angeles, and north of Juniper Hills. **An attached map depicts the boundaries of the proposed Pearblossom Community Standards District.**

Pearblossom is a small rural desert community that is located in the foothills of the Angeles Forest. Due to its higher elevation, it enjoys a more moderate climate than most of the other

communities in the Antelope Valley. Pearblossom has a Rural Town Center Area along Pearblossom Highway between 121st Street East and 133rd Street East. Nearly all commercial businesses and services are located on south side of Pearblossom Highway. The AVAP describes the area as “developed with a wide range of uses and a distinctly rural character, while other portions are largely undeveloped, generally not served by existing infrastructure, and subject to safety hazards, such as Seismic Zones and Flood Zones.”

The entirety of Pearblossom is located in the East Economic Opportunity Area where major infrastructure projects are being planned by state and regional agencies due to the community’s proximity to the proposed High Desert Corridor project. The whole community is also located within the Rural Outdoor Lighting District (“ROLD”) and all related standards are applicable to properties in Pearblossom. Numerous public facilities including schools, a post office, a fire station, a park, and three wildlife sanctuaries are located within the Pearblossom CSD.

Pearblossom is the site of many natural hazards. South of Pearblossom Highway, half of the community is situated in a High Fire Hazard Severity Zone while the other half is situated in a Moderate Fire Hazard Severity Zone. To the east of Pearblossom is Big Rock Creek, an alluvial fan which originate from the Angeles National Forest and spreads out between Pearblossom and the neighboring community to the east, Llano, stretching northward towards Lake Los Angeles. Big Rock Creek is a groundwater recharge area for the Antelope Valley and a Mineral Resource Zone for the County. The Federal Emergency Management Agency designates this area, which comprises about one third of Pearblossom, a Special Flood Hazard Area (100-year [1 percent annual chance] flood area). A smaller 500-year flood hazard area (0.2 percent annual chance of flood) is found in western portion of the CSD. The active San Andreas Fault appears in two places within the Pearblossom CSD: on the western edge of the Pearblossom CSD just south of Pearblossom Highway, and a more extensive stretch that is just outside the southern boundary the Pearblossom CSD on the other side of Fort Tejon Road; a small number of properties are located in Liquefaction and Seismic Zones. Land undisturbed by agriculture is found in two areas in Pearblossom: west of 121st Street East, and along the eastern boundary of the CSD near 155th Street East which is part of the Antelope Valley Significant Ecological Area (SEA). Joshua trees and California juniper are found throughout Pearblossom.

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; Class 20, Changes in Organization of Local Agencies; and Class 21, Enforcement Actions by Regulatory Agencies. Under the California Environmental Quality Act (“CEQA”)

Guidelines Sections 15301, 15302, 15303, 15304, 15307, 15308, 15311, 15320, and 15321 as classes of projects which 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...

(e) Additions to existing structures provided that the addition will not result in an increase of more than:

(1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less;

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

The project will not trigger new construction or alter existing buildings. The development standards will only impact new changes that are proposed to a site. For example, one development standard will exclude the addition of new outdoor advertising signs (billboards) within the community. Some new standards for signs including allowing hand-painted wall signs, prohibiting internally illuminated signs, and allowing freestanding signs on smaller commercial lots. If a drive-through for food service is proposed on a property in Pearblossom, the CSD will not allow it within 300 feet of Pearblossom Highway.

The Pearblossom CSD will include development standards that restrict the road widths and prohibit the use of curbs, gutters, and sidewalks, unless deemed necessary by the County. These standards will not impact existing roads and therefore, the project will allow for the continued operation and maintenance of existing roads.

The project proposes consideration of trail easements and alignments for all new development or subdivisions requiring a discretionary land-use permit to be consistent with the County Trails Manual and Trails Plan of the AVAP.

The project also proposes the inclusion of development standards to limit vegetation removal. The inclusion of these new standards will protect the existing landscape and natural growth on private property.

Many of the proposed standards are related to accessory uses or structures in agricultural or residential zones including cargo shipping containers, onsite materials storage areas, fencing and walls, and rural artifacts. These standards will allow existing primary uses to continue and may legalize some of the existing accessory

structures and uses that the community identified as consistent with rural lifestyle and larger agricultural lots. As these uses or structures would be added to sites with an existing primary use and do not require additional buildings or structures, they would qualify for the Class 1 Categorical Exemption.

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 electric utility distribution lines where the surface is restored to the condition existing prior to the undergrounding.

The project will not alter the current Zoning Code (Title 22) as it applies to replacement or reconstruction of structures. Development standards will be added for commercial projects and signage. However, these standards only apply when new construction or additions are proposed and will be more stringent than the existing Zoning Code allowances. Therefore, the CSD standards will qualify for the Class 2 Categorical Exemption.

The community is interested in requiring the undergrounding of utilities. This development standard may be applicable to new subdivision projects of a minimum size.

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...

(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

The project will include development standards for ministerial projects such as accessory cargo storage containers, accessory onsite materials storage areas, signage, rural artifact display, personal vehicles, fences and walls, and commercial and industrial design standards. These standards would fit into this categorical exemption as they are considered small structures accessory to a residence or commercial building (signage).

The standards will also address commercial development within Blossom Community Corridor Area including freestanding signs on smaller commercial lots and prohibit impactful uses such as auto dismantling facilities and recycling processing facilities from being established in this Area. Drive-through facilities that include food services will also not be allowed on parcels within 300 feet from Pearblossom Highway, while alcoholic beverage sales will not be allowed on parcels within 1,000 feet from public schools and places of worship. In addition, new commercial and industrial developments will have to comply with new design standards, maximum building floor areas, maximum heights, and minimum distance between buildings. These standards will be more restrictive than the general code and will help to maintain lower profile buildings that use materials that match the rural environment. These new standards will maintain the existing aesthetic and character of the community.

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 to evaluate proposed removal of vegetation and encourage planting of native vegetation when the proposed vegetation removal exceeds a specific threshold. Although there are adopted ordinances that protect vegetation, this CSD would add a new layer of protection for plants in areas that may not otherwise be protected. These standards will be more environmentally protective than the current Zoning Code.

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.

The 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 evaluation of vegetation removal and prohibit

removal of more than 70 percent of vegetation from the total net acreage of any property. The CSD also prohibits clear-scraping of land without an approved use.

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 enviro. 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 roads, prohibiting new billboards, limiting vegetation removal, restricting subdivisions, and allowing existing vegetation originally on site that is preserved to count towards landscape requirements. The CSD does include guidance for trail development; however, these trails are already identified and included on the existing, adopted Antelope Valley Trails Map and the Regional Trails System, adopted as part of the General Plan. 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;

(b) Small parking lots;

The CSD update will allow for painted wall signs and freestanding signs on smaller commercial lots. Internally illuminated signs and billboards will be prohibited. Standards in the CSD will require commercial and industrial parking lots to meet minimum landscape requirements.

Drive-through facilities with food service will not be allowed on parcels within 300 feet of Pearblossom Highway, while those situated at a greater distance from the Highway will be required to obtain a conditional use permit to ensure vehicles queuing will not create a potential crash hazard. Impactful uses such as auto dismantling yards and recycling processing facilities will not be allowed within the Blossom Community Corridor Area which spans the length of Pearblossom Highway and is the rural town center area. These standards are intended to help with traffic flow, increase safety, and add to the visual appeal of the Blossom Community Corridor. These standards add more restrictions, apply to accessory structures or uses on commercial and industrial properties, and do not impact the density or use of land as designated by the zone and therefore, fit within the Class 11 exemption.

Class 20: Section 15320, Changes in Organization of Local Agencies

Class 20 consists of changes in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised. Examples include, but are not limited to:

(a) Establishment of a subsidiary district;

This project will establish a new district with an additional layer of standards for a specific community. This community will remain within the unincorporated area of Los Angeles and will still be governed by the Board of Supervisors. This additional district will only apply specific development standards to this specified area with the intention of preserving its existing rural character, landscape, and natural vegetation.

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 Pearblossom 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.

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 Categorical Exemptions 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. The intent of the CSD is to preserve the existing rural, low-density character of the area. Proposed standards will address accessory uses and structures in residential and agricultural zones; update the signage requirements; revise landscaping standards; and clarify commercial design; restrict subdivisions to a minimum lot size; add standards for utilities; and add vegetation protections. Additional proposed standards will address accessory uses and structures in residential and agricultural zones and provide guidelines for commercial design. Although there are properties located within the boundaries of the project that are mapped as being located within a Flood Zone, Liquefaction Zone, and SEA, none of the proposed standards will create a significant impact on the environment. Furthermore, all future development projects proposed within the area of the Pearblossom CSD will continue to be reviewed by LA County departments such as Fire, Public Health, Public Works, and Parks and Recreation to ensure compliance with LA County Code requirements. No construction activities are proposed as part of this ordinance update.
- (b) **Cumulative Impact:** The project will not have any adverse impact on the environment either individually or cumulatively since the standards included in this CSD will be more restrictive and environmentally protective than the current standards in the Zoning Code, or capture the existing operations and structures currently present and considered part of the rural lifestyle. Cargo shipping containers; onsite materials storages areas; personal vehicles under 10,000 pounds Gross Vehicle Weight; and higher fences or walls are already present in the community and are part of the baseline condition, the inclusion of standards related to these topics will not create a significant cumulative impact to the area.
- (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 accessory uses and structures that are already present in the community or include additional limitations on signage, vegetation protections, stricter commercial design standards, standards guiding new subdivisions, the design and dedication of new trails, and the prohibition of new billboards. None of these standards will impact existing approved uses nor will they increase the density or introduce new land uses in the existing designated zones. These standards are only intended to guide future development for continuity and compatibility with the existing rural character of the area.

- (d) Scenic Highways:** None of the highways located within the communities of Pearblossom are officially designated as state scenic highways.¹
- (e) Hazardous Waste Sites:** The project is not located on a site which 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:** No historical resources are located within the community of Pearblossom. Furthermore, any future construction projects that may be of historic significance will be evaluated when a development application is submitted and none of the standards would prevent the preservation of a historic resource as they relate to accessory uses and structures as well as commercial design standards for buildings, landscaping, parking, circulation, and signage.³

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 May 18, 2022).




² EnviroStor Database <https://www.envirostor.dtsc.ca.gov/public/> and GeoTracker Database <https://geotracker.waterboards.ca.gov/>, both accessed May 18, 2022).

³ Los Angeles County Historical Landmark Database: <http://hlrc.lacounty.gov/HLRC/pdf/Registry%202020.pdf?ver=2020-06-24-172750-153>; 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 May 18, 2022).

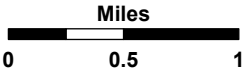
Pearblossom Community Standards District

Draft

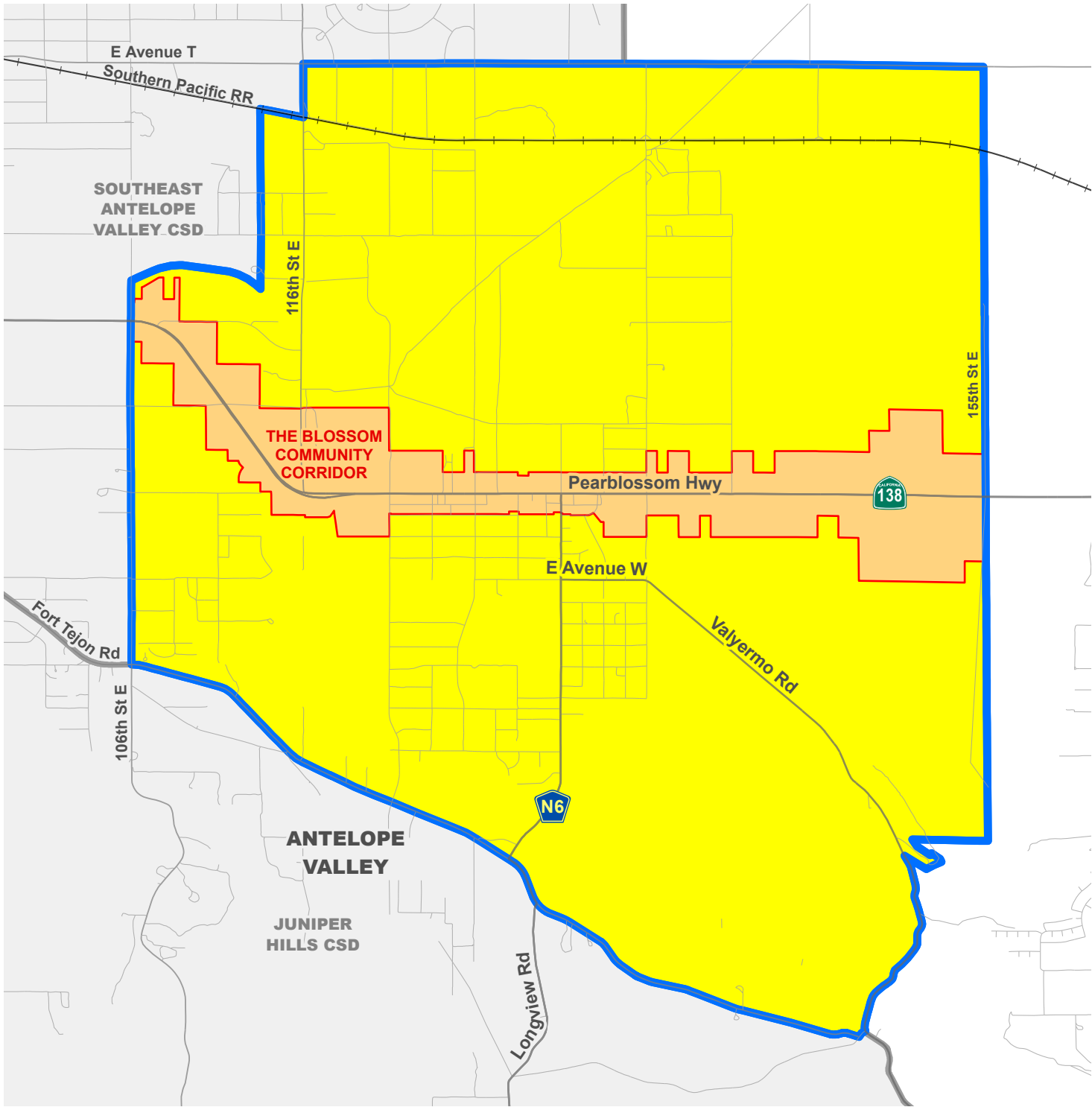
Legend:

-  Pearblossom CSD (Proposed)
-  Area-Specific Boundary (500 Ft)
-  Other Adopted CSD

Key Map:



Los Angeles County
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012



**SUMMARY OF PROCEEDINGS
REGIONAL PLANNING COMMISSION
PEARBLOSSOM COMMUNITY STANDARDS DISTRICT ORDINANCE
PROJECT NO. 2019-003978-(5)
ADVANCE PLANNING CASE NO. RPPL2019002601**

On October 19, 2022, the Regional Planning Commission (RPC) conducted a duly-noticed public hearing to consider establishing the Pearblossom Community Standards District Ordinance (Ordinance), which is an amendment to Title 22 that revises development standards specific to the community of Pearblossom to preserve its rural character. During the hearing, Regional Planning staff provided an overview of the Ordinance. Three members of the public spoke in favor of the Ordinance and one person conveyed concerns about squatters, drug addiction, trash, and cargo shipping containers in the community. Staff clarified that cargo shipping containers are allowed for accessory storage, not for habitation and affirmed that residents may call zoning enforcement to investigate if cargo shipping containers are being used for habitation.

The RPC closed the public hearing and voted unanimously to recommend approval of the Ordinance to the Board of Supervisors.

VOTE:

Concurring: Commissioners Louie, Moon, O'Connor, Hastings, and Duarte-White

Dissenting: None

Abstaining: None

Absent: None

Action Date: October 19, 2022

**RESOLUTION
COUNTY OF LOS ANGELES
REGIONAL PLANNING COMMISSION
PEARBLOSSOM COMMUNITY STANDARDS DISTRICT
PROJECT NO. 2019-003978-(5)
ADVANCE PLANNING CASE NO. RPPL2019002601**

WHEREAS, the Regional Planning Commission (“Commission”) of the County of Los Angeles (“County”) has conducted a duly noticed public hearing on October 19, 2022 to consider an ordinance, (the “Pearblossom Community Standards District Ordinance” or the “Ordinance”) that amends Title 22 (Planning and Zoning) of the Los Angeles County Code (the “County Code”) to establish the Pearblossom Community Standards District (“Pearblossom CSD” or “CSD”) and associated standards; and

WHEREAS, the Commission finds as follows:

1. On June 16, 2015, the Antelope Valley Area Plan (“AVAP”) was adopted by the County Board of Supervisors (“Board”), which included a requirement for a comprehensive review of all existing Community Standards Districts (CSDs) and the potential inclusion of a program to prepare and adopt new CSDs.
2. According to the AVAP, CSDs are community-specific zoning regulations that “shall be instituted only when a unique or detrimental condition exists within a community that prevents implementation of the AVAP” (Page I-11).
3. On June 13, 2018, the Antelope Valley CSD Update Program was presented to the Commission.
4. In 2018, members of the community approached the County Department of Regional Planning (“Department”) with a list of potential standard topics for the Pearblossom CSD. The recommendations were reviewed by the Department and used in conjunction with community outreach activities as the basis for the proposed ordinance.
5. Pearblossom is a small rural community located in the southeastern portion of the Antelope Valley. The community is situated along Pearblossom Highway, east of the community of Littlerock, west of Llano, south Sun Village and Lake Los Angeles, and north of Juniper Hills. At an altitude of 3,050 feet above sea level, this foothill community is higher than most of the other communities in the Antelope Valley and enjoys a more moderate climate than most of the Antelope Valley. The AVAP describes the area as “developed with a wide range of uses and a distinctly rural character, while other portions are largely undeveloped, generally not served by existing

infrastructure, and subject to safety hazards, such as Seismic Zones and Flood Zones.”

6. Pearblossom has a rural town center area along Pearblossom Highway between 121st Street East and 133rd Street East. Nearly all commercial businesses and services are located on the south side of Pearblossom Highway. South of the rural town center area is the rural town area where about two dozen multifamily units are located. Most residential development in Pearblossom comprise single family residences on lots two-thirds of an acre and larger in size. Most other parcels in Pearblossom that are vacant are designated rural preserve areas. Many of the roads in the community are private and unpaved. Pearblossom is not connected to public sewer or natural gas infrastructure, and some homes have small-scale solar. Pearblossom also has a park, three gas stations, a mobile home park, an elementary school, churches, eateries, stores, a community center, a post office, and a fire station.
7. The proposed Ordinance contains standards to address the unique and rural character of Pearblossom including: fence and wall heights; clarification about personal vehicles; residential ranch entrance signs; cargo shipping containers for accessory storage; onsite materials storage areas; rural artifacts; limitation of alcoholic beverage sales near schools and places of worship; conditional use permit requirement and limitation of drive-through facilities near Pearblossom Highway; prohibitions on billboards; commercial sign standards; streetlight standards; standards for new subdivisions; preservation of vegetation; commercial and industrial design standards; wall and screening requirements; pervious paving requirements; minimum landscape standards; graffiti removal requirements; community amenities for new commercial and industrial developments; trail development standards; highway and local street standards; requirements for wireless communications facilities to enhance rural character; and Area-Specific standards for the rural town center area referred to as the Blossom Community Corridor.
8. The proposed Ordinance is consistent with and supportive of the goals and policies of the County General Plan (“General Plan”) and the AVAP, a component of the General Plan, in that it protects rural communities from incompatible design and development, allows additional rural accessory uses and structures that are already found within communities, provides additional environmental protections, and requires a higher level of consideration for the design of new development projects in the rural town center area that is situated along Pearblossom Highway.
9. Members of the Pearblossom community organized and generated a list of potential standard topics to be considered in the Pearblossom CSD. This

CSD is intended to address the requests from the community; and authorize or clarify development standards that are consistent with rural life and the larger lot sizes found in the community. Therefore, approval of the CSD will respond to the unique needs of the community; serve the interests of public health, safety, and general welfare; and conform with good zoning practice.

10. The proposed Ordinance will not increase the density or expand the list of allowed land uses within the zones. Standards address accessory uses and provide more direction for future commercial development, especially along Pearblossom Highway. Therefore, the amendment is consistent with other applicable provisions of this Title 22.
11. The Department conducted outreach for development of the proposed Ordinance by engaging local stakeholders and local advisory committees. Six working group meetings were held with community members between 2018 and 2019 to produce the Pearblossom Concept Draft for the CSD. After a hiatus resulting from the COVID-19 health emergency in the spring of 2020, staff met with the Pearblossom Town Council on November 11, 2021 to review the status of the Pearblossom CSD and provide an overview of the CSD development process. Staff collaborated with the co-chairs of the Pearblossom CSD Committee to plan and co-host 12 CSD Working Group meetings in 2022: January 20, 25, 27; February 3, 9, 15, 24; March 24, 31; April 14; May 5; and July 28. These meetings were open to the public, recorded, and posted on the project website. After releasing the public draft of the CSD, two online community meetings were held on September 8 and 20 to receive more feedback on the draft.
12. In addition to engagement with the members of the CSD committee, staff prepared a public survey to gather additional feedback from the community at large about community values and priorities as well as to gather feedback on proposed topics for the CSD. This public survey was posted in both English and Spanish on the project website; the survey was open in 2022 from January until August and had 53 respondents. For survey respondents who left contact information, staff followed up by phone to provide clarification and to gather further feedback about CSD topics.
13. Pursuant to Section 22.222.120 of the County Code, a public hearing notice was published in the local newspaper, the Antelope Valley Press, on August 29, 2022. In addition, notices were mailed to 1548 property owners and 20 addresses on the Department's courtesy list. The public hearing notice and materials were posted on the Department's project website and promoted through social media and email notifications to County stakeholders.

14. The project qualifies for a Categorical Exemption (Sections 15301, 15302, 15303, 15304, 15307, 15308, 15311, 15320, and 15321, Classes 1, 2, 3, 4, 7, 8, 11, 20, and 21) under the California Environmental Quality Act (“CEQA”) (Public Resources Code, § 21000, et seq.), the State CEQA Guidelines (Title 14, Cal. Code Regs., Chapter 3, §§ 15000-15387), and the Environmental Document Reporting Procedures and Guidelines for the County.
15. On October 19, 2022, the Commission conducted a duly-noticed public hearing to consider establishing the new Pearblossom CSD. At the public hearing, three members of the public spoke in favor of the Ordinance and one person had concerns about squatters, drug addiction, trash, and cargo shipping containers in the community. Commissioner Hastings asked for clarification on whether the County has a marijuana ordinance and staff responded that the County does not yet have one. Commissioner Hastings also asked whether the CSD allows cargo shipping containers to be used for habitation. Staff noted that the CSD only allows cargo shipping containers for accessory storage, not for habitation. Residents may call zoning enforcement to investigate if cargo shipping containers are being used for habitation.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends the following to the Board of Supervisors of the County of Los Angeles:

1. That the Board find that this project is exempt from the California Environmental Quality Act; and
2. That the Board hold a public hearing to consider adopting the Ordinance that amends Title 22 of the Los Angeles County Code to establish the Pearblossom Community Standards District and associated standards; and
3. That the Board adopt the Ordinance and determine that the standards proposed in the Ordinance are consistent with the community character and surrounding area, compatible with and supportive of the goals and policies of the Los Angeles County General Plan and Antelope Valley Area Plan, in the interest of public health, safety, and general welfare and in conformity with good zoning practice, and consistent with other applicable provisions of this Title 22.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Commission on the County of Los Angeles on October 19, 2022.

Elida Luna

Elida Luna, Commission Secretary
County of Los Angeles
Regional Planning Commission

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By: *Lisa Jacobs*

Lisa Jacobs,
Deputy County Counsel
County of Los Angeles