

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

PROJECT SUMMARY

PROJECT DESCRIPTION:	An ordinance to update the Southeast Antelope Valley Community Standards District.
REQUEST:	Approval and adoption of the ordinance
LOCATION:	The communities of Sun Village and Littlerock
STAFF CONTACT:	Kristina Kulczycki, 213-974-6476, kkulczycki@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 ordinance includes standards for accessory structures and uses such as fences and walls, cargo shipping containers, signs, personal vehicles, rural artifacts (i.e., display of farming or mining equipment), and parking a tractor-trailer or semi-truck on an agriculturally zoned property when the

owner or operator resides on the premises. The landscaping requirements for rural, commercial and industrially zoned projects and the commercial design standards for both Pearblossom Highway and Palmdale Boulevard Commercial areas will be updated as well.

MAJOR POINTS FOR:

The adoption of the ordinance implements the Antelope Valley Area Plan and is responsive to requests from the communities to allow standards that are consistent with the rural character of the area, such as higher fences and walls, accessory cargo shipping containers, the display of rural artifacts, and larger pick-up trucks being considered as personal vehicles. This ordinance also provides a way for truck owners or operators to park their tractor-trailer or semi-truck on the property where they live, if certain development standards such as access from a paved, public road and a minimum lot size of one gross acre are met. Lastly, the ordinance will improve commercial development along both Pearblossom Highway and Palmdale Boulevard Commercial Areas by refining the list of architectural styles for each area, revising the landscaping requirements, guiding the location of on-site parking, and requiring a conditional use permit for food service drive-throughs on properties adjacent to Pearblossom Highway.

MAJOR POINTS AGAINST:

While unlikely, development standards could create unintentional nonconforming uses or structures within the boundaries of the CSD.

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code, to amend the Southeast Antelope Valley Community Standards District, which defines and establishes development standards for properties located within the boundary described in Section 22.340.030.

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

SECTION 1. Chapter 22.340 is hereby amended to read as follows:

Chapter 22.340 Southeast Antelope Valley Community Standards

District

- 22.340.010 Purpose.**
- 22.340.020 Definitions.**
- 22.340.030 District Map.**
- 22.340.040 Applicability.**
- 22.340.050 Application and Review Procedures.**
- 22.340.060 Community-Wide Development Standards.**
- 22.340.070 Zone-Specific Development Standards.**
- 22.340.080 Area-Specific Development Standards.**
- 22.340.090 Modification of Development Standards.**

22.340.010 Purpose.

The Southeast Antelope Valley Community Standards District ("CSD") is established to protect and enhance the community's rural, equestrian, and agricultural character as well as its natural features, including significant ecological areas, flood plains, and desert terrain. The standards contained in this CSD are also intended to ensure reasonable access to public riding and hiking trails, and to minimize the impacts of urbanization.

22.340.020 Definitions.

~~(Reserved)~~

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.

22.340.030 District Map.

The boundaries of this CSD are shown on Figure 22.340-A: Southeast Antelope Valley CSD Boundary, at the end of this Chapter.

22.340.040 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 Department approval that is filed 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. ~~This CSD shall not apply to:~~

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

1. ~~Director's Reviews;~~
2. ~~Tentative tract maps and parcel maps;~~
3. ~~General Plan Amendments and Area Plan Amendments; and~~
4. ~~Zone Changes; Conditional Use Permits, Variances, Zoning~~

~~Conformance Reviews, or any other zoning permit applications.~~

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

1. ~~Any change to such building or structure after the effective date of the ordinance establishing this CSD does not result in an increase in the occupancy load or parking requirement for the building or structure; and~~

2. ~~Any addition to such building or structure after the effective date of the ordinance establishing this CSD does not cumulatively increase its existing floor area by more than 25 percent.~~

22.340.050 Application and Review Procedures.

(Reserved)

22.340.060 Community-Wide Development Standards.

A. Design. 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, To the extent possible, development shall preserve existing natural contours, native vegetation, and natural rock outcropping features to the greatest extent feasible.

B. Property Maintenance.

1. All portions of any lot that are visible from a public or private street shall be kept free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household ~~equipment~~appliances including but not limited to refrigerators, stoves, and freezers.

2. 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 an orderly manner. They should not occupy more than 400 square feet of the property, nor shall they create a public nuisance or pose a safety hazard.

C. Outdoor Lighting. Outdoor lighting shall comply ~~be provided in accordance~~ with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

D. Street Improvements. In new residential subdivisions ~~land divisions~~, local streets shall comply with the following standards in addition to the applicable provisions of Part 3 (Local Streets and Ways) of Chapter 21.24 in Title 21 (Subdivisions) of the County Code:

1. The maximum paved width of local streets shall not exceed 28 feet with unpaved shoulders, excluding any inverted shoulders, or concrete flow lines;

2. Curbs, gutters, and sidewalks shall be required only where necessary for the safety of pedestrian and vehicular traffic, and management of storm flows, as determined by Public Works; and

3. Inverted shoulder cross-sections shall be required unless an alternate design is deemed necessary for the safety of pedestrian and vehicular traffic, as determined by Public Works.

E. Street Lights. Where required, Sstreet lights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

F. Alcoholic Beverage Sales. No business newly engaged in the sale of alcoholic beverages for ~~either on-site consumption or~~ off-site consumption shall be located within 1,000 feet of any public or private school ~~or legally established place of worship.~~

G. Fences. No garage doors of any kind, regardless of color or uniformity of design, shall be used for fencing. Fences within a required yard adjoining any public or private road shall comply with the applicable provisions of Section 22.110.070 (Fences and Walls) and shall be made of chain link, split rail, open wood, rock, block, split-faced or whole brick, wooden pickets, iron, any combination of the above, ~~or other materials approved by the Director.~~

H. Multiuse (Equestrian, Hiking, and Mountain Biking) Trails. ~~Except as provided in Subsection H.3, below, a~~All new subdivisions ~~and divisions~~ shall contain trails in accordance with the Trails Plan of the Antelope Valley Area Plan ("Trails Plan"). Conditions of approval for new subdivisions ~~and divisions~~ 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 ~~land division~~.

1. Trail Standards. Trails built pursuant to this Subsection H 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 ~~land division~~ 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. ~~both pedestrian and equestrian uses.~~

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 ~~land divisions~~ 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) to which the trail or feeder route has been irrevocably deeded, 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 ~~land division~~. ~~For purposes of this Subsection H, the trails and feeder routes that must be constructed so as to be suitable for acceptance and maintenance by Parks and Recreation are those trails and feeder routes identified in the Trails Plan, and those trails and feeder routes located on private property for which a trail easement has been dedicated to the County.~~

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, ~~not require off-site land acquisitions by the subdivider~~, and be connected, to the greatest extent possible, to a network of proposed, existing or feeder trails ~~shown on the Trails Plan~~.

22.340.070 Zone-Specific Development Standards.

A. Residential and Agricultural Zones. ~~Each new lot created by a land division shall contain a gross acre of not less than one acre.~~

1. Accessory Truck Tractor-Trailer Parking. One truck tractor, with or without one trailer or semi-trailer, may be parked in an agriculturally zoned property if a Ministerial Site Plan Review (Chapter 22.186) application is approved and all of the following requirements are met.

a. The property is the primary residence of the tractor-trailer owner or operator, and proof of residency is made available to the Department or law enforcement upon request.

- b. The property is at least one gross acre in size and fronts a paved and public road.
- c. The property is not located on a parcel containing a mapped Significant Ecological Area or Special Flood Hazard Areas (100-year [one percent annual chance] flood areas), as mapped by the Federal Emergency Management Agency.
- d. When parked on the property, the tractor-trailer shall be a minimum of 10 feet from all property lines and maintain all required setbacks. It shall not be parked within 35 feet of any building used for human habitation, other than the subject residence and any accessory dwelling unit to the subject residence.
- e. The tractor-trailer shall not exceed an overall length of 75 feet and the trailer shall not exceed 53 feet in length.
- f. The tractor-trailer shall not be parked on the driveway.
- g. The site plan shall depict the tractor-trailer parking area, the overall dimensions of the tractor-trailer, and the on-site circulation path, including a back-up turning radius of at least 60 feet and a minimum 120-foot diameter for a full turnaround. No backing onto or from the public right-of-way shall be permitted.
- h. In compliance with Title 12 (Environmental Protection) of the County Code, the tractor-trailer shall not be operated between the hours of 10:00 p.m.

and 7:00 a.m. unless the noise level of the operation is reduced to 45 dB(A) or less as measured at the property line.

i. The tractor-trailer parking area and driveway shall consist or be improved with materials that may include slag, gravel, or other similar materials, such as decomposed granite, or fully paved.

j. Drip pans, or similar ground covering and retention material, shall be used when tractor-trailer is parked.

k. Storage of equipment, materials, or supplies is prohibited.

l. Mechanical or routine maintenance shall be permitted subject to the limits and restrictions set forth in Chapter 12.08 (Noise Control) of Title 12 (Environmental Protection). Regardless of noise level, the following maintenance work shall not be permitted on-site:

i. Steam-cleaning or degreasing the vehicle.

ii. Welding.

iii. Use of pneumatic equipment, other than to repair a disabled vehicle.

iv. Tractor-trailer painting.

v. Tractor-trailer body and fender repairs, including engine or transmission work.

2. Cargo Shipping Containers. Notwithstanding Section 22.140.150 (Cargo Shipping Containers), non-habitable cargo shipping containers for the purpose of storage are permitted as an accessory use in the R-A, A-1 and A-2 Zones in the quantities identified in Table 22.340.070-A, provided the following development standards are met and necessary permits are issued by Public Works:

<u>Table 22.340.070-A: Cargo Shipping Containers</u>		
<u>Net Acreage of Lot</u>	<u>Maximum Total Linear feet</u>	<u>Max. Number of Containers</u>
<u>0 to < 0.5</u>	<u>20</u>	<u>2</u>
<u>0.5 to < 1</u>	<u>40</u>	<u>2</u>
<u>1 to < 3</u>	<u>80</u>	<u>2</u>
<u>3 to < 5</u>	<u>80</u>	<u>4</u>
<u>5 +</u>	<u>160</u>	<u>4</u>

a. Size and Specifications. Cargo shipping containers shall not exceed 10 feet in height, 10 feet in width, and 40 feet in length.

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

c. Placement. Cargo shipping containers shall not be stacked upon each other or placed between the primary structure and the right-of-way.

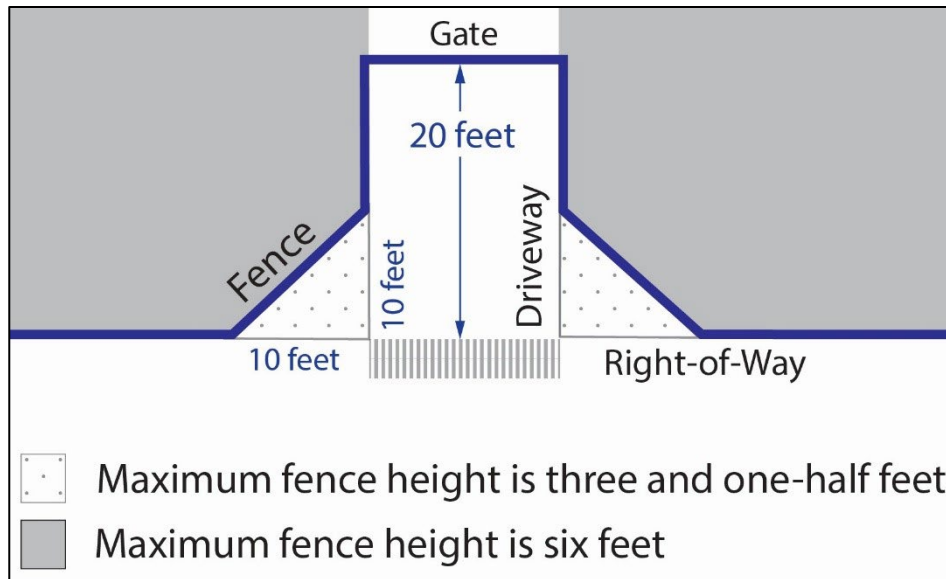
d. Design. Cargo shipping containers shall be painted in earth tones and one uniform color, and shall not display any images or lettering on their sides, except for images or lettering providing safety information related to the contents stored within, or otherwise required by the County Code, or any other applicable federal, state, or local regulation. The property's address numbering may be painted on or near the top of the container.

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

3. Fences and Walls. Notwithstanding the provisions listed in Section 22.110.070 (Fences and Walls), and subject to the requirements of Public Works, the following standards shall apply:

a. Front Yards. As shown in Figure 22.340.070-A, fences, walls, and landscaping 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 and shall provide at least 20 feet of vehicle clearance measured from the right-of-way line toward the property. 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 22.340.070-A: VIEW-OBSCURING FENCE OR WALL IN 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.

4. Lot Area. Each new lot created by a subdivision shall contain a gross acre of not less than one acre.

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

B. Rural, Commercial, and Industrial Zones.

1. Amenities. For commercial developments and mixed-use developments that include commercial uses, at least two of the following ~~pedestrian~~ amenities shall be provided within the subject property for public use:

- a. Benches;
- b. Bicycle racks;
- c. ~~Decorative lights~~ outdoor lighting along pedestrian paths;
- d. Drinking fountains;
- e. Landscaped buffers;
- f. Newsstands;
- g. Planter boxes;
- h. Special paving materials, such as treated brick, for pedestrian circulation areas;

- i. ~~Trash~~ Solid waste and recycling receptacles;
- j. Landscaped trellises or breezeways between buildings; ~~or~~
- k. ~~Other amenities approved by the Director.~~ Hitching posts; or
- l. Other amenities approved by the Director.

2. Yards. All buildings, walls, vehicle parking access, and circulation areas adjoining or adjacent to a residentially or agriculturally zoned lot shall;

a. Have a landscaped area with a width of not less than 25 feet along the property line adjoining or adjacent to the residentially or agriculturally zoned lot. Landscaping within this area shall consist of plants from the Southeast Antelope Valley Native Plant List on file with the Department, and shall include, but not be limited to, a minimum of one 15-gallon tree, planted and maintained within each 15-foot portion of lot width or depth adjoining or adjacent to the residentially or agriculturally zoned lot. Other drought-tolerant, noninvasive plant species may be used when native trees from the Southeast Antelope Valley Native Plant List are not available. Along the property line not adjoining a public or private street, a solid masonry wall at the property line with a five-foot yard may be substituted for the landscaped area with a width of not less than 25 feet.

i. In Commercial and Rural Zones, such solid masonry wall shall be at least six feet in height and shall not be more than 12 feet in height.

ii. In Industrial Zones, such solid masonry wall shall be at least eight feet in height and shall not be more than 15 feet in height.

b. Have side yards for reversed corner lots as required in the adjoining residentially or agriculturally zoned lot.

3. Vehicle access, circulation, parking, and loading areas shall be located as far as possible from adjoining or adjacent residentially or agriculturally zoned lots. Truck on-site circulation plans shall be submitted for review by Public Works.

4. Truck Access. Other than during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, and health, environmental, and safety considerations permitting, lots with multiple street frontages shall permit access to trucks only from the street that is farthest from adjoining or adjacent residentially zoned lots.

5. Outside storage. Outside storage shall be maintained in accordance with the standards and requirements of Section 22.140.430 (Outdoor Storage) and so that the items in storage are not visible from adjoining or adjacent public or private streets and adjoining or adjacent residentially or agriculturally zoned lots at ground level.

6. Business Signs. Except as modified herein, all business signs shall conform to Chapter 22.114 (Signs):

a. Applicability. The sign regulations herein shall apply to new signs only, and shall not apply to existing signs which were legally established prior to the effective date of the ordinance establishing this CSD.

b. Wall Business Signs. Wall business signs shall be mounted flush and affixed securely to a building wall, and may extend from the wall a maximum of 12 inches.

c. Prohibited Signs.

i. Roof business signs.

ii. ~~Signs painted directly on buildings.~~ Internally illuminated signs.

~~C. All Other Zones. (Reserved).~~

22.340.080 Area-Specific Development Standards.

This CSD contains two distinct commercial areas:

A. Area 1 – Palmdale Boulevard Commercial Area.

1. Purpose. This Area is established to implement development standards for enhanced future commercial growth along Palmdale Boulevard and 90th Street East.

2. Applicability. The standards contained in this Subsection A shall apply to commercial developments and mixed-use developments that include commercial uses within the boundaries of the Area shown on Figure 22.340-B: Palmdale Boulevard Commercial Area, at the end of this Chapter.

3. Architectural Standards: All buildings, building additions, and building renovations shall incorporate:

a. Southwestern (except Adobe), Art Deco, Spanish Mission, or Mediterranean influenced architecture, ~~with ceramic tile roof and shall be painted with~~

earth tones or shades of taupe, beige, olive, burgundy, or other neutral colors approved by the Director;

b. At least two of the following architectural elements into new building designs:

- i. Arcades;
- ii. Arches;
- iii. Awnings;
- iv. Courtyards;
- v. Colonnades; or
- vi. Plazas; and

c. Variation in roofline and facade detailing such as recessed windows, balconies, offset planes, added textures (e.g., brick or stone), or similar architectural accents approved by the Director. Long, unbroken building facades shall be prohibited.

d. A “village” look by clustering buildings or creating variation in multi-tenant façades.

4. Yards.

a. Each lot adjoining Palmdale Boulevard or 90th Street East shall have a front yard of not less than 10 feet.

b. Parking lots are prohibited in the required front yard area.

c. The required front yard area shall be landscaped using drought-tolerant plants 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, and the landscaped area shall include no less than one 15-gallon 24-inch box tree for every 20 linear feet of street frontage 150 square feet of yard area.

d. Vehicle and pedestrian access, outdoor dining, and street furniture such as benches, chairs, or similar items approved by the Director are permitted within the required front yard area.

B. Area 2 – Pearblossom Highway Commercial Area.

1. Purpose. This Area is established to preserve and enhance the small-town, rural frontier style of commercial development existing along Pearblossom Highway, and to promote future development that is consistent with the existing community character.

2. Applicability. The standards contained in this Subsection B shall apply to commercial developments and mixed-use developments that include commercial uses within the boundaries of the Area shown on Figure 22.240-C: Pearblossom Highway Commercial Area, at the end of this Chapter.

3. Building Height. All buildings shall be limited to two stories and a maximum height of 35 feet above grade, excluding chimneys and rooftop antennas.

4. Architectural Standards. All buildings, building additions, and building renovations shall incorporate: one of the following architectural styles and its associated development standards. Examples of these features are provided in the Southeast Antelope Valley CSD Implementation Guide.

a. ~~Old Western or Southwestern~~ or Western Frontier (California Gold Rush Era – Circa 1890s) architecture shall include the following elements:
~~constructed of stucco, wood, adobe, or other materials approved by the Director and shall be painted with earth tones or shades of taupe, beige, olive, burgundy, or other neutral colors approved by the Director; and~~

i. Form and Massing. When parcels abut Pearblossom Highway, the primary building façade shall face Pearblossom Highway and shall include a recessed entryway and/or a covered porch with vertical support posts made of wood or materials made to look like wood. If the building has a second story, include a balcony.

ii. Roof Design. Each individual building shall contain a rectangular false front or ornamental parapet with either a flat roof or a hidden sloped roof behind.

iii. Wall and Window Designs. Exterior building walls shall have vertical or horizontal building siding, such as the Board and Batten design. Windows along the primary façade shall cover no more than 40 percent of the total area. Muntins shall be used to divide larger windows. To get more natural light into the building, skylights or additional windows may be added to secondary façades.

iv. Materials and Colors. The building siding, window framing, and any accompanying signage shall be constructed of wood; or engineered wood, fiber cement or other materials made to look like wood, and shall either be

unadorned or be painted with earth tones, such as shades of taupe, beige, olive, burgundy, or other neutral colors approved by the Director.

v. Decorative accents. At least two of the following architectural elements shall be incorporated into the design of the site: cast iron-type benches, Mission bell-shaped lighting fixtures, hitching posts, wood or wooden-looking trash barrels, wagon wheels, shutters, metal lamppost style outdoor floor clock, or a transom window over the main entrance.

vi. Site elements shall maintain the Old West or Western Frontier design such as the placement of trash receptacles in enclosures that match the architectural style of the primary building and are located to the rear of the property.

b. Spanish Colonial Revival ~~Western or Southwestern style~~ exterior lighting and business signage approved by the Director. architecture shall include the following elements:

i. Form and Massing. First floor archways shall be incorporated into the building's design. Where there is a second story, balconies shall be required and shall be made of wrought iron, decorative metal, or wood with painted or stained finishes.

ii. Roof Design. Roofs shall have a low pitch of between 1:12 and 4:12 and shall be made of red clay tiles or materials made to look like them, with either the Spanish S-shape or Barrel Type Mission design.

iii. Wall and Window Designs. At least 50 percent of windows along the primary façade shall be arched (flat arch or semi-circle arch) or shall

be framed by an archway architectural element (e.g., colonnade in front of the window).

Windows shall be consistently applied along the same story on the same façade.

iv. Materials and Colors. Exterior building walls shall be white or tan in color and made of stucco with smooth or lightly textured finishes (i.e., hand troweled or smaller particles). Window frames shall be a dark color such as black, dark brown, forest green, or navy blue.

v. Decorative Accents. At least two of the following architectural elements shall be incorporated into the design of the building: decorative tiles, clay tile vents, wood brackets, wrought iron railing, a courtyard, recessed niches, window grilles, dark metal or wrought iron light fixtures with curving brackets, or stucco finish chimney with round or rectangular openings.

c. Victorian (Folk) architecture shall include the following elements:

i. Roof Design. Roofs shall have a medium to high pitch of between 6:12 and 18:12 and shall be composed of asphalt, metal, or synthetic shingles with simple gable brackets, vents, and trim.

ii. Wall and Window Designs. Exterior building walls shall have vertical or horizontal building siding, such as the Board and Batten design. Windows along the primary façade shall cover no more than 40 percent of the total area. Muntins shall be used to divide larger windows. To get more natural light into the building, skylights or additional windows may be added to secondary façades.

iii. Materials and Colors. Bright and expressive paint colors may be used on the building façade. Window and door trims, as well as other decorative elements, such as gable pediments and trim, may be painted in a contrasting color, such as white, to distinguish the architectural elements from the building's siding.

iv. Decorative Accents. At least two of the following architectural elements shall be incorporated into the design of the building: pedimented windows, a transom window over the main entrance, a gable pediment, a square tower or cupola above the roofline, stone or rough brick veneer at the base of the building, or accented window shutters.

5. Yards.

a. Each lot adjoining Pearblossom Highway or 82nd Street East shall have a front yard of not less than 10 feet.

b. Parking lots are prohibited in the required front yard area and shall be located to the rear or side of the primary building where feasible.

c. The required front yard area shall be landscaped using drought-tolerant plants 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, and the landscaped area shall include no less than one ~~15-gallon~~ 24-inch box tree, for every 20 linear feet of street frontage ~~150 square feet of yard area~~.

d. Vehicle and pedestrian access, outdoor dining, and street furniture such as benches, chairs, or similar items approved by the Director are permitted within the required front yard area.

6. Lighting and Signage. Lighting and signage shall comply with all applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District) and shall be consistent in design with the building's architectural style by incorporating similar colors and materials as described above. Notwithstanding the provisions of Section 22.144.120 (Roof and Freestanding Business Signs), freestanding signs shall be permitted as follows:

i. Regardless of lot width, at least one freestanding sign shall be permitted on each property. However, more than one freestanding sign may be allowed for wider lots, as provided in Section 22.144.120.

ii. Freestanding signs shall not exceed 32 square feet per sign face with a maximum of two faces permitted.

iii. The maximum height of freestanding signs shall be 30 feet.

iv. No movement or lighting shall be permitted as part of the freestanding sign.

7. Drive-Through Facilities. New drive-through facilities established as part of a restaurant or other eating establishment that are located on parcels adjoining Pearblossom Highway shall require an approved Conditional Use Permit (Chapter 22.158) and the submittal of an on-site stacking plan to be reviewed by Public Works.

22.340.090

Modification of Development Standards.

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

~~Modifications Authorized.~~

~~1. Modification of the development standards specified in Section 22.340.080 (Area Specific Development Standards) shall be subject to the procedures specified in Subsection B, below.~~

~~B. Modification of Area Specific Development Standards.~~

~~1. Applicability. Modification of the development standards specified in in Subsection A.1, above, subject to a CSD Modification application, in compliance with this Subsection B.~~

~~2. Application and Review Procedures.~~

~~a. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.~~

~~b. Type II Review. The application shall be filed and processed in compliance with Chapter 22. 228 (Type II Review — Discretionary) and this Subsection B.~~

~~3. Notification. The application shall comply with all noticing requirements as required by a Type II Review (Chapter 22.228), except that the notification radius shall be 1,000 feet of the exterior boundaries of the subject property, as shown on the County's last equalized assessment roll. A copy of the notice shall also be sent to the Sun Village and Littlerock Town Councils.~~

~~4. Findings and Decision.~~

~~a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection B.4.b, below.~~

~~b. Findings.~~

~~1. i. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22;~~

~~2. ii. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, to provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect of public health, safety and general welfare, prevent adverse effects on neighboring property and conforms with good zoning practice;~~

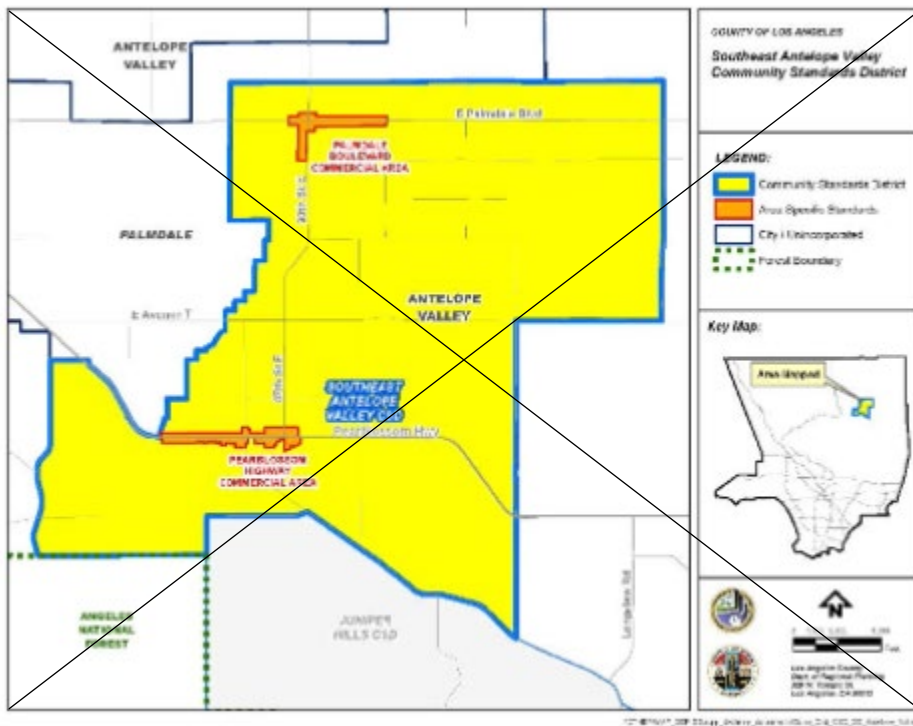
~~3. iii. The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design;~~

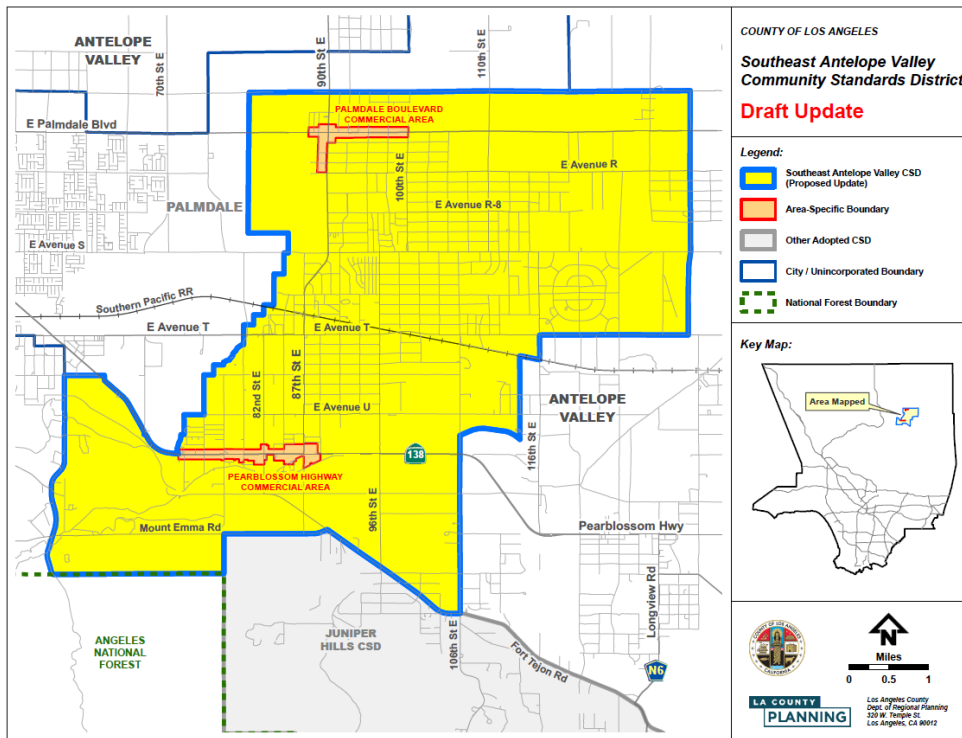
~~4. iv. The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships;~~

~~5. v. There are exceptional circumstances or conditions uniquely applicable to the subject property, or to the intended development of the property, that do not apply to other properties within the ~~applicable commercial~~ area governed by this CSD; and;~~

6. vi. That granting the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD.

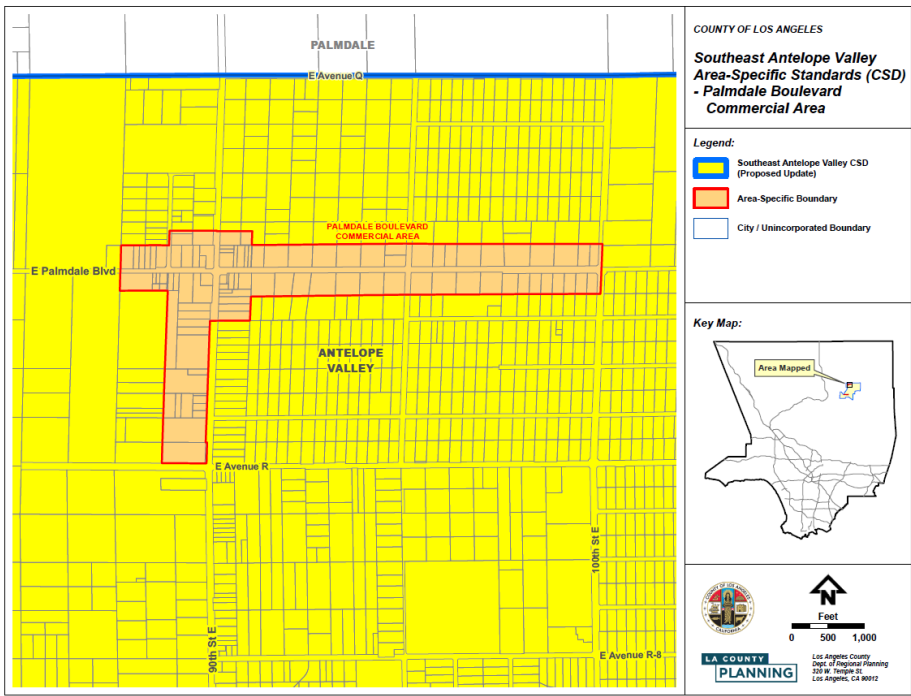
FIGURE 22.340-A: SOUTHEAST ANTELOPE VALLEY CSD BOUNDARY



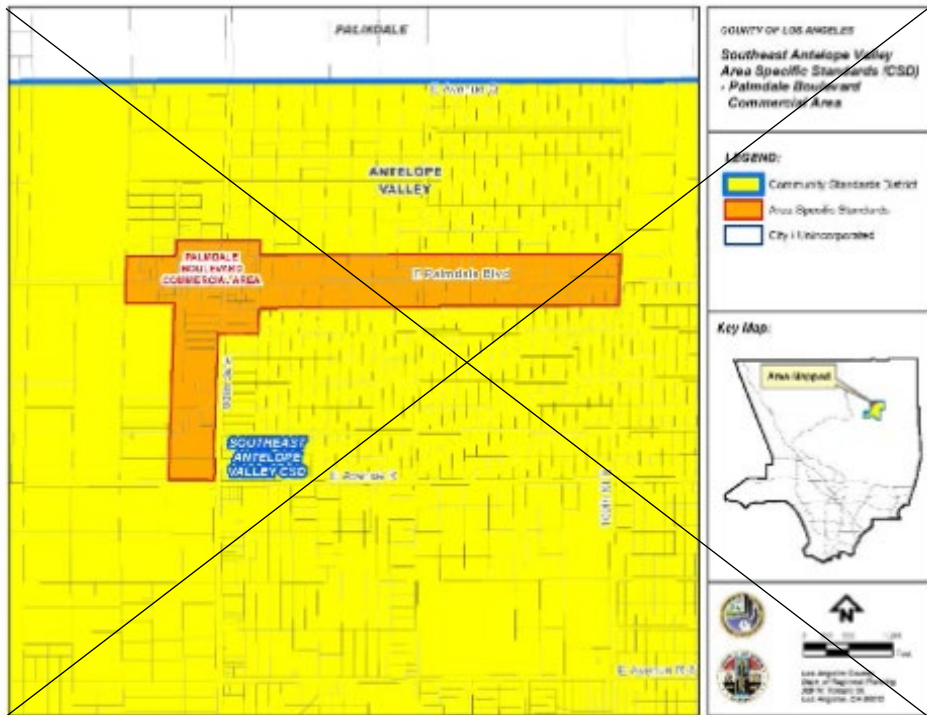


...PROJECTS\DRP_ADVANCE_PLANNING\CSD\ArcGIS_Pro_Project\Southeast_AV_CSD_Update

FIGURE 22.340-B: PALMDALE BOULEVARD COMMERCIAL AREA

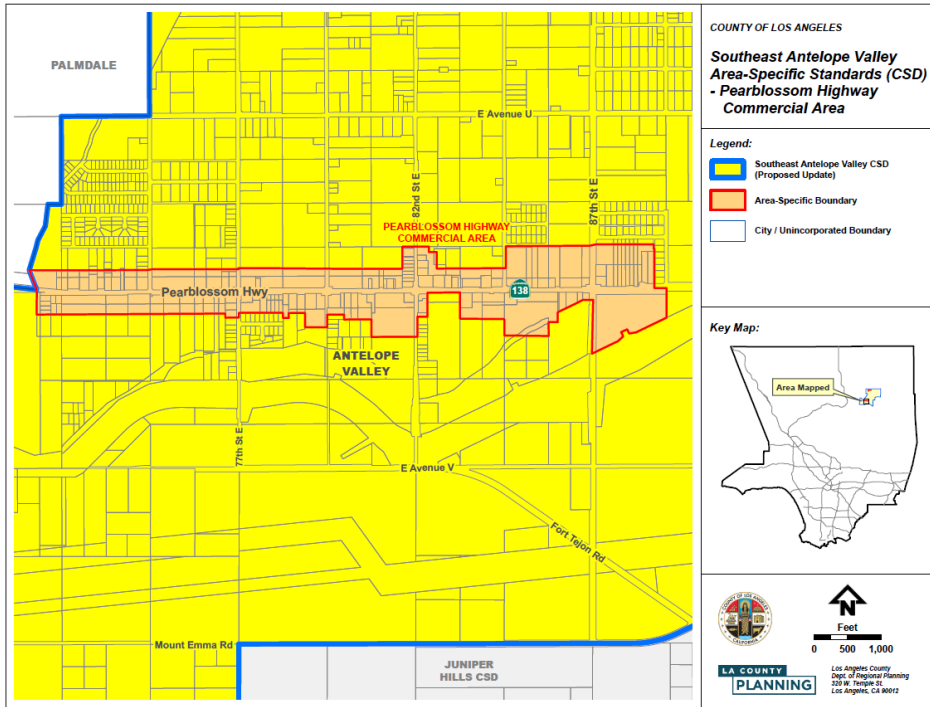


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FIGURE 22.340-C: PEARBLOSSOM HIGHWAY COMMERCIAL AREA



PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: September 21, 2022

PROJECT NUMBER: 2019-003974-(5)

PERMIT NUMBER(S): ADVANCE PLANNING CASE NO. RPPL2019002636

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: The communities of Littlerock and Sun Village, Antelope Valley Planning Area

CASE PLANNER: Kristina Kulczycki, Principal Regional Planner
kkulczycki@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, and 11 Categorical Exemption under State CEQA Guidelines Sections 15301, 15302, 15303, 15304, and 15311 as classes of projects which do not have a significant effect on the environment because the project is for an update to an existing set of standards, known as the Southeast Antelope Valley Community Standards District. 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 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 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

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
SOUTHEAST ANTELOPE VALLEY COMMUNITY STANDARDS DISTRICT UPDATE

1. Project Description

LA County Planning is undertaking the process of updating the existing set of development standards specific to the communities of Littlerock and Sun Village, known hereafter as the Southeast Antelope Valley Community Standards District (“CSD”). These communities, along with others in the Antelope Valley, approached LA County Planning requesting preservation of their rural lifestyle and the unique character of their communities. After meeting with members of the community, there was an expressed interest to add requirements to the residential and agricultural zones to allow for accessory cargo shipping containers based on the size of the lot; accessory truck parking when the truck owner or operator resides on-site; allow for rural artifacts to be displayed; and clarify what constitutes a personal vehicle. The community also found that additional standards were needed for commercial projects to ensure that there is on-site circulation for trucks; add additional scrutiny of circulation for new drive-through facilities associated with a restaurant or food establishment; provide direction on where to site parking on a commercial lot; and improve the Pearblossom Highway Commercial Area by creating additional development standards for commercial building design, signage, and front yard landscaping. The Palmdale Boulevard Commercial Area standards were also revised to include similar front yard landscaping requirements.

The updated CSD will contain the abovementioned standards which are mainly accessory uses to the already-permitted primary use in the zone. Other standards are intended to clarify and guide commercial design, but none of the standards will introduce new primary uses in the zone or deviate from the existing baseline conditions of the area. These regulations are not intended to create a change in land use or density for any of the properties located within the CSD boundaries. Additionally, no construction activities or specific developments are proposed as part of this project.

2. Description of Project Site

As described in the Antelope Valley Area Plan, the communities of Littlerock and Sun Village are located in southeastern Antelope Valley, east of the City of Palmdale. Sun Village is north of Littlerock and south of Lake Los Angeles. Littlerock is southwest of Pearblossom. Each community has a rural town center area. The Littlerock rural town center area is located along Pearblossom Highway between Little Rock Wash and 90th Street East. The Sun Village rural town center is located along Palmdale Boulevard between Little Rock Wash and 95th Street East. An attached map depicts the boundaries of the existing Southeast Antelope Valley Community Standards District. The community spans several United States Geological Survey (“USGS”) map pages, but the majority is located within the Littlerock Quadrant with the western portion in the Palmdale Quadrant and the southern portion in the Juniper Hills Quadrant.

Littlerock and Sun Village are rural communities with mainly agricultural and residential uses, and numerous public facilities including schools, a library, a post office, a fire station, and parks. The entirety of the area is located in the Rural Outdoor Lighting District and all related standards are applicable to properties in Sun Village and Littlerock. The Antelope Valley Area Plan describes many portions of the area as being “developed or partially developed with a wide range of uses and a distinctly rural character. The remaining portions are largely undeveloped and generally not served by existing infrastructure, include environmental resources such as Significant Ecological Areas, and are subject to safety hazards, such as Flood Zones.”

The Antelope Valley Area Plan identifies three economic opportunity areas where major infrastructure projects are being planned by state and regional agencies. The Little Rock Wash is located along the western boundary between the Southeast Antelope Valley communities and the City of Palmdale. The properties east of the Little Rock Wash are located within the East Economic Opportunity Area due to their proximity to the proposed High Desert Corridor project. Properties within or near the Little Rock Wash are mapped as part of the Antelope Valley Significant Ecological Area and considered within both the Littlerock Dam Inundation Area and a Liquefaction Zone.

Pearblossom Highway (Highway 138) runs east to west through the community and forms the main commercial corridor for the area. As such, many truck owners and operators reside in the community and park their trucks on their properties. Many of the parcels in the community are zoned for agricultural uses. It is common for heavy equipment, such as tractors and semi-trucks, to be used in agricultural operations, including the transport of agricultural goods. This ordinance would allow for accessory truck parking; in other words, trucks would be permitted to park on agricultural properties when the owner or operator resides on-site and required standards (such as a minimum lot size, dust and noise control measures, leak prevention, setbacks, and on-site turnaround) can be met.

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; and Class 11, Accessory Structures; under the California Environmental Quality Act (“CEQA”) Guidelines Sections 15301, 15302, 15303, 15304, and 15311 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:

(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;

(g) New copy on existing on and off-premise signs;

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

(n) Conversion of a single family residence to office use.

The development standards proposed as part of this update will not trigger new construction or alter existing buildings. For new construction in the Pearblossom Highway Commercial Area, there is a requirement to incorporate architectural design standards that are in-line with the existing architectural styles found within the area including Old West or Western Frontier, Spanish Colonial Revival, and Victorian (Folk). If additions are proposed, signage may be updated as part of the project. There are some new standards for signs including allowing 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 adjacent to Pearblossom Highway, a public hearing process will be required (for the consideration of granting a conditional use permit). Additionally, the standards for landscaping in the front yards within the Pearblossom Highway Commercial Area and the Palmdale Boulevard Commercial Area are updated to align with the C-RU Zone landscaping requirements.

Many of the proposed standards are related to accessory uses or structures in agricultural or residential zones including rural artifacts, fencing and walls, personal vehicles, cargo shipping containers, and accessory truck parking on agriculturally zoned land. 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. These accessory uses and structures are already present in the community; some are permitted as part of current agricultural operations. For example, agricultural operations require the use of heavy equipment, such as tractors and trucks, to harvest and transport produce. The community would like to allow these accessory uses and structures with, or without agricultural uses on the properties since they are compatible with rural living, in an agricultural zone, and on larger sized 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.

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.

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 allowing new accessory structures and uses such as accessory cargo storage containers, signage, accessory truck parking, rural artifact display, personal vehicles, and walls and fencing. All of these standards would fit into this categorical exemption as they are considered small structures accessory to a residence or commercial building (signage). Truck and personal vehicle parking would both qualify under garages or carports as truck parking would not require the construction of a covered structure, and therefore, would be an even smaller impact than the installation of a carport or garage.

The standards will also address commercial development within the Pearblossom Highway Commercial Area including freestanding signs on smaller commercial lots and conditional use permits for new drive-through facilities that include food service on properties adjacent to the Pearblossom Highway Commercial Area. Additional architectural design standards will also be required for new commercial development along the Pearblossom Highway Commercial Area. These standards will be more restrictive than the general code and will help to maintain lower profile buildings that use colors and materials that match the 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 to revise the front yard landscaping standards for the Pearblossom Highway and Palmdale Boulevard Commercial Areas to align with the landscaping requirements in the C-RU (Rural Commercial) Zone. The standards will also be updated to allow for more flexibility in the plant palette choices while ensuring that they are all drought-tolerant. Therefore, the proposed standards will qualify for the Class 4 exemption as they will ensure that landscaping is provided, and the plant palette is appropriate for the area by requiring native and drought-tolerant plants.

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 will be prohibited. Standards in the CSD will encourage commercial parking lots to be designed so that parking is located away from residential and agricultural zones. The standards will encourage parking to be located behind the building, when possible. Truck on-site circulation plans will also be required in order to ensure that there is adequate on-site maneuvering for trucks to avoid backing onto the commercial sites. A conditional use permit will be required for drive-through facilities with food service on properties adjacent to the Pearblossom Highway Commercial Area. All of these standards are intended to help with traffic flow, create safer circulation patterns, and add to the visual appeal of commercial sites, especially along the commercial corridor. The requirements add more restrictions and apply to accessory structures or uses on the property. They do not impact the density or use of land as designated by the zone and therefore, fit within the Class 11 exemption.

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 the front yard landscaping standards; and clarify commercial design, parking and circulation standards. Some additional development standards were added to restrict uses or structures in certain flood areas and Significant Ecological Areas. Moreover, all future development projects proposed within the area of the Southeast Antelope Valley Community Standards District 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 this is an update to an existing community standards district and standards that are proposed with this update are intended to capture existing operations and structures that were not addressed in the current CSD. The existing operations and structures addressed in the update are currently present in the community and are considered by community members as part of the rural lifestyle, such as the use of cargo shipping containers; personal vehicles under 10,000 pounds Gross Vehicle Weight; truck parking on larger agricultural lots; and higher fences or walls. As these are already present in the community and are part of the baseline condition, the inclusion of these standards will not create a significant cumulative impact to the area. Additional standards are included to clarify design standards or commercial lot layouts to ensure consistency with the existing community. None of the standards are growth-inducing or will increase the density or intensity of properties.
- (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. Commercial design standards are also proposed for buildings, landscaping, parking, circulation, and signage. None of these standards will impact existing approved uses and none will increase the density or introduce new land uses in the existing designated zones. The 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 Sun Village or Littlerock are officially designated as state scenic highways.¹

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).

- (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 officially designated or mapped historic resources are located within the project area. 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






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).

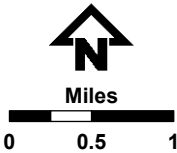
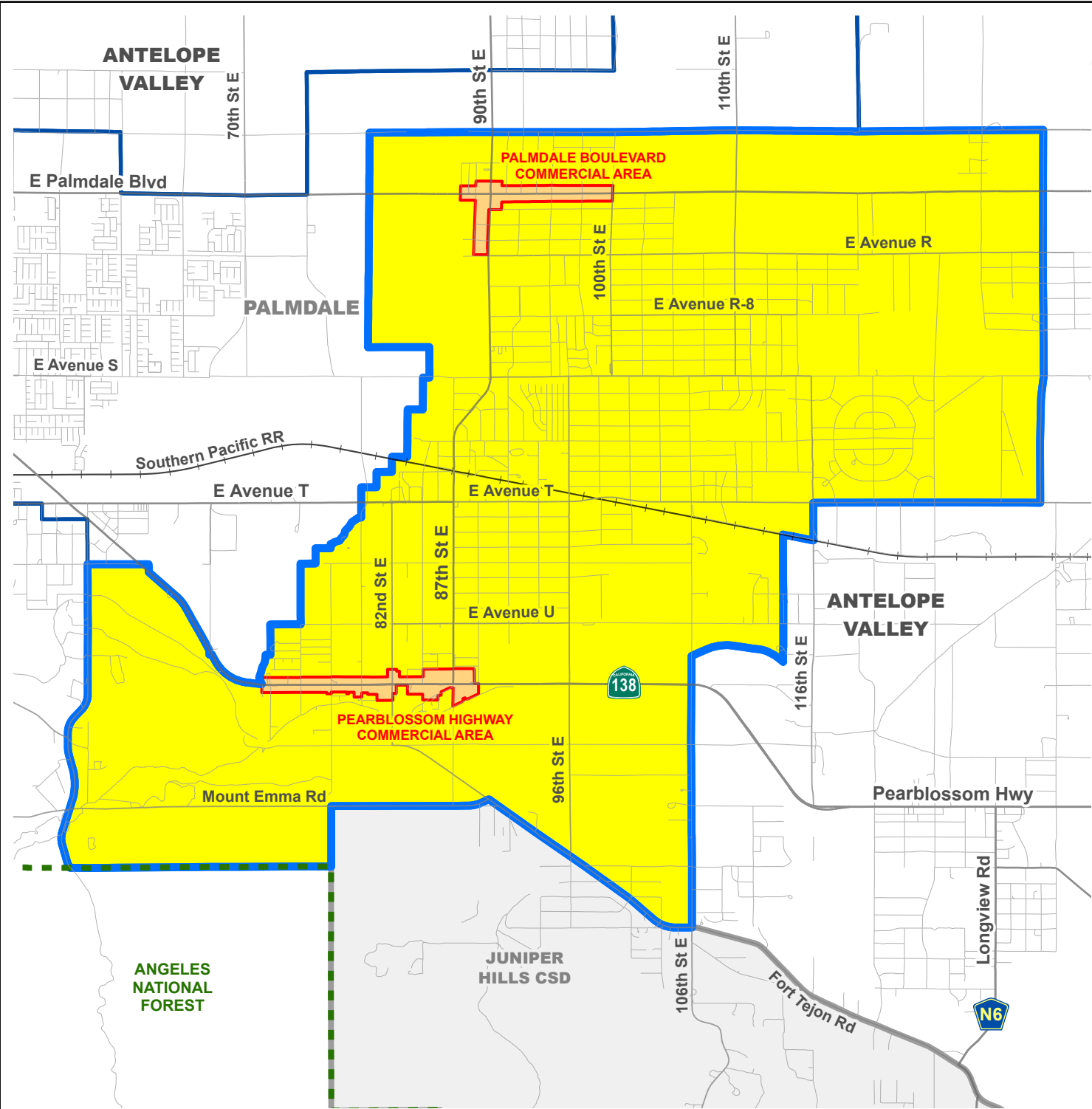
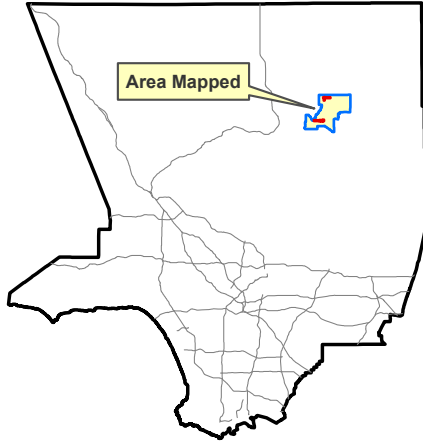
Southeast Antelope Valley Community Standards District

Draft Update

Legend:

-  Southeast Antelope Valley CSD (Proposed Update)
-  Area-Specific Boundary
-  Other Adopted CSD
-  City / Unincorporated Boundary
-  National Forest Boundary

Key Map:



LA COUNTY
PLANNING

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

**SUMMARY OF PROCEEDINGS
REGIONAL PLANNING COMMISSION
UPDATE TO THE SOUTHEAST ANTELOPE VALLEY COMMUNITY
STANDARDS DISTRICT ORDINANCE
PROJECT NO. 2019-003974-(5)
ADVANCE PLANNING CASE NO. RPPL2019002636**

On October 19, 2022, the Regional Planning Commission (RPC) conducted a duly-noticed public hearing to consider an update to the Southeast Antelope Valley Community Standards District Ordinance (Ordinance), which is an amendment to Title 22 that revises development standards specific to the communities of Sun Village and Littlerock in order to preserve their rural character. During the public hearing, Regional Planning staff provided an overview of the Ordinance and clarified that the boundary change between Pearblossom and Littlerock was mutually agreed-upon by the two communities. Three members of the public commented on the community of Sun Village and their support for development standards that will promote their vision for the commercial area. Staff clarified that an implementation guide is being prepared, which will illustrate the community's vision for the area.

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
SOUTHEAST ANTELOPE VALLEY COMMUNITY STANDARDS DISTRICT
UPDATE
PROJECT NO. 2019-003974-(5)
ADVANCE PLANNING CASE NO. RPPL2019002636**

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

WHEREAS, the Commission finds as follows:

1. The Southeast Antelope Valley CSD was originally adopted on June 26, 2007.
2. 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 CSDs and the potential inclusion of a program to prepare and adopt new CSDs. The Southeast Antelope Valley CSD is an existing, adopted CSD, but as part of the implementation program of the AVAP, an evaluation of the existing CSD was completed and it was determined that an update to the CSD was necessary.
3. According to the AVAP, community standards districts 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).
4. On June 13, 2018, the Antelope Valley CSD Update Program was presented to the Commission and included the proposal for the Southeast Antelope Valley CSD update.
5. As described in the AVAP, the communities of Littlerock and Sun Village are located in southeastern Antelope Valley, east of the City of Palmdale. Sun Village is north of Littlerock and south of Lake Los Angeles. Littlerock is southwest of Pearblossom. Each community has a rural town center area. The Littlerock rural town center area is located along Pearblossom Highway between Little Rock Wash and 90th Street East. The Sun Village rural town center is located along Palmdale Boulevard between Little Rock Wash and 95th Street East.

6. The rural town centers are intended for commercial businesses, such as restaurants and retail stores, with some parcels also being zoned for light industrial uses. Outside of the rural town centers, parcels are either vacant or developed with agricultural and residential uses. Within the communities, there are also schools, churches, parks, a public library, a post office, and a fire station.
7. The proposed Ordinance contains standards to address the unique and rural character of the area. Proposed development standards are related to accessory uses and structures that are already present in the community including rural artifacts, fence and wall heights, cargo shipping containers, accessory truck parking on agriculturally zoned properties, and clarification on what is considered a personal vehicle. Commercial design standards include objective architectural standards for buildings within the Pearblossom Highway Commercial Area, updates to the front yard landscaping requirements in the Area-Specific standards, location of parking stalls and on-site circulation for trucks, a conditional use permit for food service drive-through facilities, and updates to the signage requirements. None of these standards will require alteration to existing approved uses to comply with the standards and none will increase the density or allow new land uses in the existing designated zones. The standards are only intended to guide future development for continuity and compatibility with the existing rural character of the area. Therefore, with the addition of the proposed standards, the amendment will create consistency with the surrounding area.
8. The proposed Ordinance is consistent with and supportive of the goals and policies of the General Plan and the AVAP, a component of the General Plan, in that it protects these rural communities from incompatible design and development, allows additional rural accessory uses and structures that are already found within the communities, and requires a higher level of consideration for the design of new development projects along the Palmdale Boulevard and Pearblossom Highway Commercial Areas.
9. In addition to the CSD update being initiated through the AVAP implementation program, the communities of Sun Village and Littlerock submitted a document to the Department of Regional Planning ("Department") listing standards that they would like to include in the CSD. This CSD update is intended to address the requests from the communities 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 amendment will be in the interest of public health, safety, and general welfare and in conformity 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 the development of the Ordinance and engaged local stakeholders, community members, and advisory committees from the two communities covered by the CSD. In addition to attending local town council meetings to provide updates, staff hosted three online community workshops in February of 2022 and created four surveys, available in English and Spanish, to gather additional feedback on topics proposed to be included in the CSD update. After releasing the public draft of the CSD, another online community meeting was held on September 22, 2022 to receive feedback on the draft in preparation for the Commission hearing.
12. The proposed Ordinance qualifies for a Categorical Exemption (Sections 15301, 15302, 15303, 15304, and 15311, Classes 1, 2, 3, 4, and 11) under the California Environmental Quality Act (“CEQA”) and the County environmental guidelines.
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 sent to 5,285 property owners and 21 addresses on the project’s courtesy list. The public hearing notice and materials were posted on the project website and promoted through social media.
14. On October 19, 2022, the Commission conducted a duly-noticed public hearing to consider an update to the Southeast Antelope Valley CSD. Three members of the public spoke about the importance of creating a unique village design for the community of Sun Village. Staff noted that an Implementation Manual is included in the hearing package and contains images representative of the community preference for commercial design in the Palmdale Boulevard Commercial Corridor area. Commissioner Duarte-White asked for clarification on the requested boundary change and staff noted that this was a mutually agreed-upon boundary change between Pearblossom and Littlerock to accommodate the proposed Pearblossom CSD.

THEREFORE, BE IT RESOLVED THAT the Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board find that this project is exempt from the CEQA; 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 update the

Southeast Antelope Valley 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 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, 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
Property Division