

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

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May 23, 2023

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

Dear Supervisors:

**PUBLIC HEARING ON THE
UPDATE TO THE SOUTHEAST ANTELOPE VALLEY
COMMUNITY STANDARDS DISTRICT ORDINANCE
PROJECT NO. 2019-003974-5
ADVANCE PLANNING CASE NO. RPPL2019002636
PROJECT LOCATION: LITTLEROCK AND SUN VILLAGE
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

The recommended action is to approve the update to the Southeast Antelope Valley Community Standards District Ordinance (Ordinance). The proposed Ordinance adds new development standards to address the specific needs of the Sun Village and Littlerock communities. Proposed development standards include regulations on accessory uses and structures, such as fences and walls, cargo shipping containers, personal vehicles, rural artifacts, signs, and tractor-trailer/semi-truck parking in agricultural zones where the owner or operator resides on-site. Commercial standards include updated parking lot design and landscaping requirements, as well as architectural design standards for the two commercial corridors. There is also a new requirement for a public hearing process when a new drive-through facility with food services is proposed on a property adjacent to Pearblossom Highway. A project summary is included as Attachment 1, and the proposed Ordinance is included as Attachment 2.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Find that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to state and local CEQA guidelines;

2. Indicate its intent to approve the proposed Ordinance (Advance Planning Case No. RPPL2019002636), as recommended by the Regional Planning Commission (RPC); and
3. Instruct County Counsel to prepare the final documents for the Ordinance and submit them to the Board of Supervisors (Board) for its consideration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

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

The proposed Ordinance updating the Southeast Antelope Valley includes development standards and procedures to maintain and enhance the rural character of the area. Development standards in the proposed Ordinance include the allowance of accessory tractor-trailer or semi-truck parking on agriculturally zoned lots of at least one gross acre in size if all standards are met. The owner or operator must live on the property, the truck parking area must comply with setback and on-site turnaround requirements, and the site must not be located in a Significant Ecological Area or Special Flood Hazard Area (100-year [one percent annual chance] flood areas), as mapped by the Federal Emergency Management Agency. A site plan will be required to establish this use and ensure that the truck parking will meet the proposed standards.

The proposed Ordinance permits the height of fences and walls within front yards to be up to six feet, and up to eight feet in the interior side and rear yards. Accessory cargo shipping containers on agriculturally zoned parcels are permitted with screening and a limit on the number of containers based on the size of the lot. Painted wall signs are permitted; however, there is a prohibition on internally illuminated signs. Freestanding signs within the Pearblossom Highway Commercial Area are permitted on lots with smaller widths than the Zoning Code currently allows. Pickup trucks and vehicles under 10,000 pounds Gross Vehicle Weight are considered personal vehicles and the proposed Ordinance allows them to park in the same areas as passenger vehicles. The display of rural artifacts, or commonly found rural equipment such as tractors or mining carts, is permitted with development standards to guide their placement.

The proposed Ordinance also includes a front yard landscaping requirement for the Palmdale Boulevard and Pearblossom Highway Commercial Areas, which aligns with the C-RU (Rural Commercial) Zone landscaping requirements of one 24-inch box tree for every 20 linear feet of frontage. The proposed Ordinance also requires that when native plants on the Southeast Antelope Valley Plant List are not available, drought-tolerant non-invasive plants shall be used. In addition, the proposed Ordinance requires commercial parking lots to be as far from the

Residential or Agricultural Zones as possible, and behind or next to the primary commercial building whenever possible. Additionally, there is a requirement to submit a truck on-site turnaround plan to Public Works for review. Furthermore, a Conditional Use Permit (CUP) is required for new drive-through facilities associated with a restaurant or food establishment if the property is located adjacent to Pearblossom Highway.

The proposed Ordinance also requires new commercial buildings or additions to existing buildings within the Pearblossom Highway Commercial Area to be designed to meet one of three existing architectural styles found in the community: Old West or Western Frontier, Spanish Colonial Revival, or Victorian (Folk). The proposed Ordinance includes a list of objective design standards associated with each of these styles. The proposed Ordinance also updates the Palmdale Boulevard Commercial Area architectural styles to clarify the community's desire for a village look and require the application of Southwestern (except Adobe), Art Deco, or Mediterranean influenced architecture. The Palmdale Boulevard Commercial Area requirement for a ceramic tile roof has been removed and the application of texture, such as brick or stonework, has been added as an option for creating variation in the building façade. Furthermore, the proposed Ordinance requires a CUP or the modification of CSD development standards.

On October 19, 2022, the RPC held a public hearing and voted unanimously to recommend approval of the proposed Ordinance. A summary of the RPC proceedings is included as Attachment 4. The RPC's resolution is included as Attachment 5.

Implementation of Strategic Plan Goals

The proposed Ordinance supports the County's Strategic Plan Goal II: Foster Vibrant and Resilient Communities; Objective II.2.3: Prioritize Environmental Health Oversight and Monitoring, which aims to strengthen the County's capacity to effectively prevent, prepare for, and respond to emergent environmental and natural hazards and reduce impacts to disproportionately affected communities. The Antelope Valley contains mapped environmental and natural hazards, including Very High Fire Hazard Severity Zones, Flood Hazard Areas, and Seismic Hazards. The proposed Ordinance contains development standards intended to preserve the existing low-density rural character of the area. Standards ensure that new development will be consistent with the community character and will mitigate hazards in the community.

In addition, the proposed Ordinance supports Goal III: Realize Tomorrow's Government Today; Objective III.3.4; Reduce waste generation and recycle and reuse waste resources, which aims to increase landfill diversion and recycling programs and infrastructure, and inspire the community to reduce, reuse, and recycle waste materials by allowing for the repurposing of cargo shipping containers as storage in agriculturally zoned areas.

The continuous dialogue with the communities in the form of surveys, meetings, drafts, and social media updates shaped the proposed Ordinance. Engagement efforts with the communities of Sun Village and Littlerock throughout the development of the proposed

Ordinance ensured that it meets Objective III.4.1 directing the Department to solicit ongoing customer feedback regarding accessing and/or receiving services. In addition to understanding the community's vision for future development, the community meetings provided a forum to share current County Code requirements and their implementation, including enforcement processes and procedures.

FISCAL IMPACT/FINANCING

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

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In addition to the public hearing conducted by RPC on October 19, 2022, a public hearing before the Board is required pursuant to Section 22.232.040.B.1 of the County Code and Section 65856 of the California Government Code. Required notice was given pursuant to the procedures and requirements set forth in Section 22.222.180 of the County Code.

ENVIRONMENTAL DOCUMENTATION

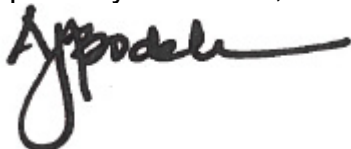
The proposed Ordinance is categorically exempt from CEQA per Sections 15301, 15302, 15303, 15304, and 15311 (Class 1, 2, 3, 4, and 11 Categorical Exemptions) and the County Environmental Guidelines. The Notice of Exemption is included as Attachment 3.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the Ordinance will not significantly impact County services.

For further information, please contact Kristina Kulczycki, Principal Regional Planner, Community Studies North Section, at (213) 974-6476 or kkulczycki@planning.lacounty.gov.

Respectfully submitted,



AMY J. BODEK, AICP
Director of Regional Planning

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Attachments:

1. Project Summary
2. Proposed Ordinance
3. CEQA Notice of Exemption

4. RPC Hearing Proceedings
5. RPC Resolution

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