

**DRAFT 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 ***[Reserved for Hearing Proceedings]***

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, Secretary
County of Los Angeles
Regional Planning Commission

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By _____
Lisa Jacobs, Deputy County Counsel
Property Division