

**DRAFT 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 (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 “Pearblossom 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 establish the Pearblossom Community Standards District (“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 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. In 2018, members of the community approached the County Department of Regional Planning (“Department”) with draft proposals 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.
4. On June 13, 2018, the Antelope Valley CSD Update Program was presented to the Commission and included the proposal for establishing the Pearblossom CSD.
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 of 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 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, 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. The community of Pearblossom submitted a document to the Department listing standards that it would like to include in the 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 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 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 Pearblossom from incompatible design and development, allows existing rural accessory uses and structures, and provides additional environmental protections.
12. The Department conducted outreach for development of the proposed Ordinance and engaged local stakeholders and local advisory committees. Six CSD 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. In addition, staff created a public survey to gather additional feedback from the community at large about community values, priorities, and 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 from January until August and had 53 respondents. For survey respondents who left contact information, staff followed up by phone to gather further feedback about CSD topics. After releasing the public draft of the CSD, two online community meetings were held on September 8 and 20 to receive feedback on the draft.
13. 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") and the County environmental guidelines.
14. 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 1548 property owners and 20

addresses on the Department's courtesy list. The public hearing notice and materials were posted on the project website and promoted through social media.

15. 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 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 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 [date].

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