



Los Angeles County Department of Regional Planning

Pearblossom Initial Concept Draft



CONCEPT DRAFT

This Concept Draft is intended to highlight and summarize the community's intent for an updated Community Standards District (CSD), and was initially drafted in working meeting discussions with a CSD Committee in August, September and October 2018.

This document is being shared with the public to collect feedback and identify further discussion points, alternatives or areas of concern. This document will also be shared internally within County agencies, including Public Works, Public Health, Fire, etc. Additional follow-up discussions with the CSD Working Group may be necessary to discuss changes or comments from the public or County's review. The CSD ordinance language will be drafted based on this Concept Draft document and the comments received.



OUTDOOR STORAGE

Outdoor storage should be allowed if it does not pose a health or safety threat and is properly screened so it cannot be seen from the street or from adjacent neighboring properties. Standards should be developed for how things can be stored. Non-consumable (more than one-time use) items should be allowed to be stored outdoors, but consumable (single-use) items such as bags of trash or loose paper, plastic trash or discarded items should not be allowed. Couches should not be allowed either if they are trash.

For more information, please visit: bit.ly/AVCSDsUpdate

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FENCES, WALLS, AND LANDSCAPING

The CSD Committee would like to allow greater fence heights for the purpose of privacy, safety from animals (mountain lions, coyotes), and protection for livestock. Fences that are chain link or wrought iron (or otherwise see-through), and landscaping should be allowed to be a maximum of eight feet in height without a permit. Block walls over four feet should require a permit. Higher fences and walls protect animals and livestock from scaling them and offer better privacy. Materials should not be overly restricted. Garage doors are not preferred as fencing but the CSD Committee feels they cannot restrict them. They should have some uniformity in appearance if used. The Committee also wants to allow barbed wire fences for livestock but not razor wire. Otherwise, fencing should not be limited in style that is subjective.



HOUSING/ACCESSORY DWELLING UNITS

The CSD Committee wants standards to allow property owners to have one motorhome or camper on their backyard to provide as housing to a person, with connections to water and septic provided, and other health and safety codes observed. Lot size standards would determine whether the motorhome or camper is considered the allowable one accessory dwelling unit. For larger lots that could accommodate both the motor home camper and a permanently constructed accessory dwelling unit structure, both should be allowed; if the lot is smaller than ½ acre and cannot accommodate both, then the motorhome or camper would be considered in lieu of an accessory dwelling unit. Additionally, they can be used for an emergency dwelling during a disaster, or used during home building or repairs, and for a person in need of shelter.

The CSD Committee also wants to protect livestock from potential new ADUs if there are setback requirements between livestock and habitable structures. ADUs should be required to maintain certain setbacks from existing livestock.

ALLOW HAULED WATER FOR NEW HOUSING

The CSD Committee feels that people should have the right to use hauled water if they can afford it. Property owners should have the right to build a house as long as they meet fire standards, regardless of reliance on hauled water.

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CARGO CONTAINERS

The CSD Committee feels that cargo containers are useful for rodent and snake control to protect items being stored and they are a way to be green and promote recycling. The Committee proposes allowing up to two 45-foot long cargo shipping containers per property size of half acre up to 1 acre and maximum of 10 containers per 5 acres. No company logos or lettering should be allowed on these containers. Trailers with attached axels, would need to be buried so as not to sit too high.



STORAGE SHEDS

Sheds are often used for protecting property from natural elements (wind, heat, etc.). They can also have windows added to protect livestock. The CSD Committee is in favor of larger sheds (300 square feet) being allowed for storage and should not affect lot coverage area or require a permit. Since these sheds are not habitable structures, they should be allowed without the requirement of a concrete slab underneath as is currently required by Building and Safety for anything over 120 square feet. Pouring concrete is cost prohibitive and not permeable so it causes extra water runoff.



HOME BASED OCCUPATIONS

The CSD Committee wants to allow most businesses as a home-based occupation, so long as it does not resemble a commercial business with a storefront or have commercial food uses such as a restaurant or grocery store with customers shopping for merchandise out of someone's home, unless it's on agricultural properties where it's allowed (ex. cherry picking). Online businesses where merchandise is picked up at the home should be allowed. More types of businesses than included the current countywide code should be allowed and included for agriculturally zoned properties.



CELL TOWERS

The CSD Committee would like any Conditional Use Permit application for a proposed or existing cell tower to be designed similar to a water tower with town name or seal displayed on it. This would standardize the aesthetic look for Pearblossom.

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COMMERCIAL CANNABIS

The CSD Committee wants to allow cannabis businesses and operations from seed to shelf commerce and encourage greenhouse, dual light systems (sun plus artificial light), i.e. growing of cannabis in a greenhouse that is enclosed with opaque windows to allow sun in addition to artificial light, but can't see into it. These greenhouses with dual light systems are a small-scale and are an eco-friendly and green energy alternative to large warehouses and are a better fit for Pearblossom.

The CSD Committee also wants the CSD to be more permissive than current draft County regulations, and make it easier to have a special event with cannabis, such as a cannabis festival. Cannabis should be allowed to be sold to adults 21 years and over and have a streamline permit much like any store that sells alcohol or cigarettes. The Committee proposes a streamlined permitting process for temporary events, limitations on retail businesses selling cannabis, and allowances for small growing operations. Industrial operations should be limited to manufacturing zones.

RESIDENTIAL CANNABIS

To follow state guidelines with no further restrictions.



TRUCK OPERATIONS AND PARKING

The CSD Committee favors allowing truck parking on A-1 (Light Agricultural) and A-2 (Heavy Agricultural) lots where agricultural production is not a primary use and properties contain a residence. The CSD Committee proposes standards to allow two multi-axle semi-trucks with trailers on each non-commercial property and in conjunction with a residential use (example, mom and pop truck operations should be allowed), depending on lot size. The operations should be considered a home-based occupation and an accessory use to the residential use of the properties.

The minimum lot size for owner/operator truck parking is proposed to be ½ acre. No commercial truck operations on vacant agriculturally or residentially zoned properties or as a primary business.

Additional standards proposed include no parking in front yards, minimum parking setbacks from property lines, restricted hours of operation, and no loaded hazardous materials allowed.

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ART AND MURAL

Allow more outdoor art and murals in the community and allow art studios as accessory structures. Would like to see murals on private property (residential and commercial).



RURAL ARTIFACTS/YARD ART

The CSD Committee wants to be able to display rural artifacts and collections such as old farm equipment, art works, historic and other artifacts in their yards without burdensome restrictions. Art structures should be allowed up to the maximum height permitted in the zone.



COLLECTOR AND OTHER MOTOR VEHICLES ON PROPERTIES

Similar to rural artifacts and art, the CSD Committee wants to allow parts cars, muscle cars, collector cars, motorcycles, and tractors within yards on private property. These vehicles should be allowed whether they are operable or inoperable, registered or not registered, as long as the vehicles are not driven off the property. Some limits should be established based on health and safety, including fire danger. The number of permitted vehicles should be determined by lot size. There should also be spacing requirements between vehicles for health and safety reasons. Pick-apart businesses and junk yards as commercial businesses would not be allowed on non-commercially zoned properties.



RENEWABLE ENERGY AND OFF-GRID LIVING

The CSD Committee wants to allow people to live off the grid using renewable energy and encourage energy-independent and environmentally friendly living. There should be a one-time, low-cost fee for these types or other renewable energy permits. Personal windmills should be allowed and linked to structure height standards for the CSD.

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COMMERCIAL USES AND STANDARDS

The CSD Committee does not want an over-concentration of drive-through restaurants (fast food and coffee shops). They do not want to ban them, but want standards to control for traffic issues and maintain community character.



COMMERCIAL DESIGN

New construction should be completed in a “Modern Rustic” style for commercial and industrial/manufacturing areas, meaning they would include a combination of three of the following materials: rock, unpainted wood, brick, steel or glass for a majority of the front of the building. Buildings can be all or one of these materials or any combination. The sides and rear of the building may be stucco or concrete. This would allow for a uniformity of design to enhance community character but also provide some choice for property owners.



Courtesy, Leo Harrison. Flickr.

COMMERCIAL CURBS

The CSD Committee wants rolled curbs, with no width restrictions on driveways to accommodate the short setbacks of buildings and high speeds of Pearblossom Highway, where most of the commercial corridor is located.



COMMERCIAL SIGNAGE

The CSD Committee wants professional looking signs that are well-maintained by the property owners. They would like to allow roof and freestanding business signs, including on lots that are less than 100 feet wide. They do not want LED signs/screens on building exteriors that are lit at night or any lighted signs after the business closing time to maintain dark skies.

COMMERCIAL LANDSCAPING

Due to limited lot sizes and resulting constraints, as well as ongoing water shortages, permeable hardscape, as well as sculptures and manmade, artificial trees used for shade, should all be included in the options to satisfy required landscaping for proposed development or other uses that require landscaping.

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OUTDOOR COMMERCIAL DISPLAYS

Outdoor commercial displays, such as swap meet style businesses or outdoor thrift shops should be allowed. However, standards should be developed to screen or obscure them from roadside view.



COMMERCIAL PARKING

The CSD Committee feels that parking can be in the front or rear of the building for new construction and should not be restricted to any specific area. They also feel that the parking area does not have to be paved. Community character currently includes unpaved parking lots.



PERSONAL AVIATION VEHICLES

The CSD Committee feels that Pearblossom is an aviation community and wants to encourage personal aviation vehicles. The community has the open space to accommodate them. They would like the possibility of allowing a commercial pickup center/delivery pad. They have vertical takeoff and landing and may be thought of as flying cars.



DARK SKIES

The CSD committee values our dark nights and would like the Dark Skies Ordinance to become permanent.