

**SUPPLEMENTAL  
REPORT TO THE REGIONAL PLANNING COMMISSION**

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DATE ISSUED:	October 13, 2022	
MEETING DATE:	October 19, 2022	AGENDA 4 ITEM:
PROJECT NUMBER:	2019-003974-(5)	
PROJECT NAME:	Southeast Antelope Valley Community Standards District Update	
PLAN NUMBER(S):	Advance Planning Case No. RPPL2019002636	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	The communities of Littlerock and Sun Village, Antelope Valley Planning Area	
PROJECT PLANNER:	Kristina Kulczycki, Principal Regional Planner kkulczycki@planning.lacounty.gov	

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LA County Planning staff (“staff”) is submitting additional materials for the above-mentioned item in addition to the staff report package submitted to your Regional Planning Commission (“Commission”) on October 6, 2022. This additional supplemental package contains:

- Corrections to the Southeast Antelope Valley CSD Hearing Draft (Ordinance) (Exhibit A-S)
- Additions to the Draft Resolution (Exhibit C-S)
- Public comment received (Exhibit G-S)
- Revisions to the Southeast Antelope Valley CSD Implementation Guide (Exhibit K-S)

**SOUTHEAST ANTELOPE VALLEY CSD DRAFT AND IMPLEMENTATION GUIDE**

Subsequent to the preparation of the staff report, an online meeting was held on October 11, 2022 to discuss example images of commercial buildings for the Palmdale Boulevard Commercial Area for inclusion in the Implementation Guide. During the community meeting, residents explained that they prefer a “village” look for commercial design and requested the removal of the Spanish Mission style and the requirement for ceramic tile roofs. They asked for the addition of Art Deco and provided visual examples of preferred building designs. The revised CSD draft language for the Palmdale Boulevard Commercial Area (Exhibit A-S) and the Southeast Antelope Valley Implementation Guide (Exhibit K-S) are attached for your consideration.

**REVISED DRAFT RESOLUTION**

The community meeting on October 11, 2022 was added to the revised Draft Resolution (Exhibit C-S).

**ADDITIONAL PUBLIC COMMENTS**

Exhibit H-S contains an additional public comment submitted after the posting of the hearing package.

Staff recommends the following revised motion:

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.**

**I ALSO MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE REVISED RESOLUTION RECOMMENDING APPROVAL OF THE UPDATE TO THE SOUTHEAST ANTELOPE VALLEY COMMUNITY STANDARDS DISTRICT, PROJECT NUMBER 2019-003974-(5), ADVANCE PLANNING CASE NUMBER RPPL2019002636 TO THE COUNTY OF LOS ANGELES BOARD OF SUPERVISORS WITH THE REVISIONS RECOMMENDED BY STAFF.**

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Report

Reviewed By:



Mark S. Herwick, Supervising Regional Planner

Report

Approved By:



Connie Chung, Deputy Director

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**LIST OF ATTACHED EXHIBITS**

EXHIBIT A-S	Revised Southeast Antelope Valley CSD draft – Palmdale Boulevard Commercial Area standards
EXHIBIT C-S	Revised Draft Resolution
EXHIBIT G-S	Public Correspondence
EXHIBIT K-S	Revised Implementation Guide

**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.**

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- 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.

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**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 90<sup>th</sup> Street East. The Sun Village rural town

center is located along Palmdale Boulevard between Little Rock Wash and 95<sup>th</sup> 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, online community meetings were held on September 22, 2022 and October 11, 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.

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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

**From:** [Ingrid Sanchez](#)  
**To:** [Kristina Kulczycki](#)  
**Subject:** Project No 2019-00397-(5)  
**Date:** Wednesday, October 5, 2022 11:47:00 AM

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**CAUTION: External Email. Proceed Responsibly.**

Kristina,

Thank you for contacting me this morning and giving me detailed feedback on my concerns.

I will keep my concerns listed below, but please know that you have addressed all of them to my satisfaction. Yet, keep them and my contact information on file for future reference.

The situation that we tried to locate on Google maps regarding the parking of too many trucks and trailers on someone's lot is right on 47th Street East (there is a Home Depot and Vallarta supermarket) between Palmdale Blvd and Pearblossum Highway. I don't want this to happen in Sun Village or even any surface mining companies established either!

I look forward to seeing and hearing from you on Tuesday Zoom meeting.

Thank you once again,

Ingrid

My concerns as well discussed in detail are as follows:

I received a post card regarding the above project number.

I have called (213-974-6476) twice (October 3, 2022 and today October 5, 2022) with nonresponse from your office. Therefore, I am attempting to contact you via this email and through the county receptionist giving them my contact information for your reference.

I am needing a larger map of the areas indicated on the post card.

I am also concerned that certain mailings and postcards regarding events in the Sun Village area and meetings at Jackie Robinson Park as indicated in the report were NOT available or mailed to me at all.

Currently, I am NOT on any community contact lists to be notified of any LA County Planning Projects such as this. I WANT TO BE ADVISED on a regular basis and not just by this information that came on a postcard from your offices. Please place me on your mailing list and also with the community lists/meetings held at Jackie Robinson Park in Sun Village.

I HIGHLY OBJECT to the allowing of the truck corridor parking or any other parking of trucks which pull trailers with 4 to 8 to 12 wheels as well as the trailers themselves.

The negative issues created with such parking are as follows:

The increase of LOUD truck noises\* to area residences, schools, businesses, and wildlife round the clock.

- \*the engine noise (drivers/truckers don't turn off the engines, they let the engines run for it costs less (gasoline/diesel) to run the engine than turn the engine off
- \*the hitching and unhitching noises
- \*the pulling in and pulling out noises
- \*the backing the trailers in noises
- \*the hissing of brake noises
- \*the start of their day noises at  
2 a.m. or 3 a.m. in the morning while everyone is asleep

The non residential landscape of "mess of trucks and trailers" seating parked and moving in and out from these parking areas.

The increase of trash and debris due to increases in truck and trailer traffic in the areas. Aren't we suppose to be deminishing the trash and not increasing it?

The stoppage of traffic while these trucks and trailers pulling in and pulling out of the parking area

The increase of vehicle accidents while these trucks and trailers pull in and pull out of these parking areas

The increase in pedestrian accidents and deaths as these trucks and trailers pull in and out of these parking areas.

The increase of air pollution from the large number of trucks (these trucks still use diesel fuel) assembled in these parking areas

These are my objections.

Thanking you in advance for  
Keeping me advised on the developments regarding my property and its surrounding areas,

Ingrid Sanchez  
818-448-5414 cell

# DRAFT Southeast Antelope Valley Community Standards District

## Implementation Guide

On [date], the Board adopted an update to the Southeast Antelope Valley Community Standards District (“CSD”), which includes development standards for the Pearblossom Highway and Palmdale Boulevard Commercial Corridors. This guide includes examples of the architectural elements and styles in the CSD:

False Front/ Ornamental Parapet



Board and Batten Siding



Muntin



Transom Windows



Spanish S-Shape or Barrel Type Clay Roof



Decorative Exposed Rafter Tails



Overhang Eaves



Flat Arch or Semi-Circle Arched Windows



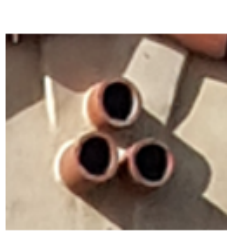
Colonnade



Decorative Tiles



Clay Tile Vents



Gable Brackets



Wrought Iron Railing



Courtyard



Recessed Niches



Window Grilles



Dark Metal or Wrought Iron Light Fixtures with Curving Brackets



Stucco Finish Chimney with Round or Rectangular Openings



Pedimented Windows



Pedimented Gable



Square Tower or Cupola Above the Roofline



Stone or Rough Brick Veneer at the Base of the Building



Accented Window Shutters



### Palmdale Boulevard Commercial Corridor - Commercial Design Examples

For the Palmdale Boulevard Commercial Corridor, new commercial development shall be designed to have a more modern, “village” look influenced by the following architectural styles: Southwestern (Sedona, not Adobe), Contemporary Mediterranean, and Art Deco building articulation. The building should be painted in a neutral, earth-toned color such as taupe. Here are some examples of buildings that are preferred by the community:

