

SOUTHEAST ANTELOPE VALLEY
COMMUNITY STANDARDS DISTRICT

ORDINANCE NO. _____

An Ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to establish the Southeast Antelope Valley Community Standards District (SEAVCSD).

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.08.130 is hereby amended to add the following:

- “Modular home” means a dwelling unit whose components are manufactured in one location and subsequently transported, assembled, and installed on site for completion as a permanent residence.

SECTION 2. Section 22.44.110 is hereby amended to read as follows:

22.44.110 List of districts.

The following community standards district is added by reference, together with all maps and provisions pertaining thereto:

District Number	District Name	Ordinance of Adoption	Date of Adoption
...
31	Juniper Hills		
<u>32</u>	<u>Southeast Antelope Valley</u>	<u>2007-00</u>	<u> --2007</u>

SECTION 3. Section 22.44.141 is hereby added to read as follows:

22.44.141 Southeast Antelope Valley Community Standards District.

A. Intent and Purpose. The Southeast Antelope Valley Community Standards District (“SEAVCSD”) is established to maintain the community’s rural, equestrian and agricultural character, and natural features, including significant ecological areas, flood plains, hillsides, desert terrain, and archaeological resources. These standards are also intended to ensure reasonable access to public riding and hiking trails, and to minimize the impacts of urbanization.

B. District Boundary. The boundaries of this CSD are shown on the map following this section and on file with Ordinance No. _____.

C. Exemptions. This CSD shall not apply to:

1. Areas within the CSD governed by a specific plan or development agreement that was adopted prior to the effective date of the ordinance creating this CSD, as long as such specific plan or development agreement is legally valid and has not terminated;

2. Development proposals which are the subject of applications for the following types of permits or approvals that were submitted and deemed complete prior to the effective date of the ordinance creating this CSD:

- a. Building permits;
- b. Director's reviews;
- c. Tentative tract and parcel maps;
- d. General plan and/or area plan amendments;
- e. Zone changes, conditional use permits, variances, site plan reviews, or any other zoning permits; and
- f. Zoning conformance reviews; and
- g. Zoning permits listed in Chapter 22.56;

3. Existing buildings or structures, or any additions thereto, provided that:

a. Any change to such building or structure after the effective date of the ordinance creating this CSD does not result in an increase in the occupancy load or parking requirement for the existing use; and/or

b. Any addition to such building or structure after the effective date of this CSD shall not cumulatively increase its existing floor area by more than 25 percent.

D. Community-Wide Development Standards.

1. Design. To the extent possible, development shall preserve existing natural contours, native vegetation and natural rock outcropping features.

2. Property Maintenance. All portions of each parcel that are visible from the public or private street shall be free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment including but not limited to refrigerators, stoves and freezers.

3. Modular Homes. Modular homes shall meet all the building codes and standards required for single family homes, including foundations, minimum square footage, landscape and parking.

4. Exterior Lighting. Exterior lighting shall be minimized and designed to prevent off-site illumination and glare by deflecting light away from adjacent parcels, public areas, and the night sky.

5. Street Improvements. In new residential land divisions, local streets shall comply with the following standards, as approved by the county department of public works and the county fire department, in addition to the applicable provisions of Part 3 of Section 21.24.

a. The maximum paved width of local streets shall not exceed 28 feet with unpaved shoulders, excluding any inverted shoulders or concrete flow lines.

b. Curbs, gutters, and sidewalks shall be prohibited unless deemed necessary for public safety purposes; and

c. Inverted shoulder cross-sections shall be required unless an alternate design is deemed necessary for public safety.

6. Street Lights. In order to preserve the character of the communities, the following shall apply, regardless of lot size:

a. Street lights shall be required only where necessary for the safety of pedestrian and vehicular traffic, as determined by the county department of public works; and

b. Street lights shall be placed the maximum distance apart with the minimum lumens allowable by the county department of public works.

7. Alcoholic Beverage Sales. No business engaged in the on-site or off-site sale of alcoholic beverages shall be located within 1,000 feet of any public or private school or a legally established place of worship.

8. Fences. No garage doors of any kind, regardless of color or uniformity of design, shall be used for fencing. Fences along any public or private road shall comply with the applicable provisions of Section 22.48.160 and shall be made of chain link, split rail, open wood, rock, block, split faced or whole brick, wooden pickets, iron, any combination of the above, or other materials as approved by the director.

9. Trails. Except as provided in subsection 3.d below, all new land divisions, including minor land divisions, shall contain trails in accordance with the Master Plan of Trails ("Master Trail Plan") maintained by the county department of parks and recreation ("parks department") and consistent with the Antelope Valley Area Plan. Trail construction shall be completed and approved by the parks department prior to the recordation of the final map for the land division.

b. Trail standards. Trails built pursuant to this subsection shall satisfy the following minimum standards:

i. Access routes. To the greatest extent possible, and without requiring off-site land acquisitions by the subdivider, access routes shall be provided from every new land division to a main trails network shown on the Master Trail Plan; and

ii. Multipurpose use. The trails shall accommodate both pedestrian and equestrian uses.

c. Trail maintenance. All trails and access routes that are not required to be maintained by the parks department shall be maintained, subject to approval by the parks department, by a homeowner's association, to which the trail or access route has been irrevocably deeded, or by a special district. If a special district is used, such district shall be an entity established as an assessment district pursuant to the Landscaping and Lighting Act of

1972, sections 22500, et seq., of the California Streets and Highways Code (“Landscaping and Lighting Act District”), or it shall be some other entity capable of assessing and collecting trail maintenance fees from the owners of the lots in the new land division. For purposes of this subsection, the trails and access routes that must be constructed so as to be suitable for acceptance and maintenance by the parks department are those trails and access routes identified in the Master Trail Plan and the Antelope Valley Area Plan, and those trails and access routes located on private property for which a trail easement has been dedicated to the County;

d. Alternative trail proposal. If it is infeasible for a subdivider to provide trails in accordance with the Master Trail Plan or Antelope Valley Area Plan, alternative trail proposals may be developed. The alternative trail proposal shall, to the greatest extent possible, and without requiring off-site land acquisitions by the subdivider, be connected to a network of trails shown on the Master Trail Plan and be approved by the parks department.

E. Zone-Specific Development Standards

1. Residential and Agricultural Zones.

a. Lot Size. New lots shall contain a gross area of not less than one acre.

2. Commercial and Industrial Zones.

a. Amenities. For commercial developments and mixed-use developments including commercial uses, at least two pedestrian amenities shall be provided within private property. These pedestrian amenities shall include any two of the following:

- i. Benches;
- ii. Bicycle racks;
- iii. Decorative lights;
- iv. Drinking fountains;
- v. Landscaped buffers;

vi. Newsstands;

vii. Planter boxes;

viii. Special paving materials, such as treated brick, for crosswalks;

- ix. Trash receptacles;
- x. Landscaped trellises or breezeways between business; or
- xi. Other as determined by the director.

b. Setbacks. All buildings, walls, vehicle parking, access and circulation areas abutting or across a street or alley from a residentially or agriculturally zoned property shall:—

i. Have a minimum 25-foot wide landscaped setback or earth berm along the property line(s) separating the two zones. Landscaping within this area shall use plants from the Southeast Antelope Valley Native Plant List, maintained by the department, and shall include, but not be limited to, a minimum of one 15-gallon tree, planted and maintained a maximum of every 15 feet for the length of the property line that is abutting or closest to the residentially or agriculturally zoned parcel.

ii. Along the property line(s) not fronting on a public or private street, a solid masonry wall with a minimum five-foot building setback may be substituted for the 25-foot landscaped setback or earth berm specified by Subsection 2.b.i.

(A) In commercial zones, the wall shall be at least six feet in height and shall not be more than twelve feet in height.

(B) In industrial zones, the wall shall be at least eight feet in height and shall not be more than fifteen feet in height.

iii. Locate vehicle access, circulation, parking and loading areas as far as feasible from adjoining residentially or agriculturally zoned property.

c. Truck Access. Other than during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, industrial properties with multiple street frontages shall permit access to trucks only from the street that is farthest from any adjacent or nearby residentially zoned property, health, environmental, and safety considerations permitting.

d. Outside Storage. In addition to the requirements of subsection D of Section 22.28.270, outside storage shall be maintained so as not to be visible to anyone in an adjoining public thoroughfare or residentially zoned property.

e. Business Signs. Except as modified herein, all business signs shall conform to Part 10 of Chapter 22.52. of the Los Angeles County Code.

i. Applicability. The sign regulations herein shall apply to new signs only, and shall not apply to existing signs which were legally established prior to the effective date of this CSD.

ii. Wall business signs. Wall business signs shall be mounted flush and affixed securely to a building wall, and may extend from the wall a maximum of 12 inches.

iii. Prohibited Signs.

(A) Roof business signs; and

(B) Signs painted directly on buildings

3. All other zones (Reserved.)

F. Area-Specific Development Standards. The Southeast Antelope Valley Community Standards District contains two distinct commercial areas:

1. Area 1 - Palmdale Boulevard Commercial Area

a. Intent and Purpose. This area is established to implement design standards for enhanced future growth along Palmdale Boulevard.

b. Applicability.

i. The standards contained in this subsection shall apply to all commercially zoned properties along Palmdale Boulevard between 87th Street East and 105th Street East, and along 90th Street East, between Avenue Q to Avenue R.

ii. The standards contained in this subsection shall not apply to residential projects on commercially zoned properties, provided that a conditional use permit is first obtained pursuant to Part 1 Chapter 22.56.

c. Architectural Standards.

i. All new commercial buildings shall be of Southwestern, Spanish Mission or Mediterranean architecture, as defined by McAlester, Virginia & Lee, A Field Guide to American Houses (New York: Alfred A Knopf, 2002) or comparable published reference, with ceramic tile roof and using earth tones and/or neutral colors including, but not limited to, shades of taupe, beige, olive or burgundy.

ii. Buildings shall incorporate at least two of the following architectural elements:

- (A) Arcading;
- (B) Arches;
- (C) Awnings;
- (D) Courtyards;
- (E) Colonnades; or
- (F) Plazas.

iii. Buildings shall incorporate variation in roofline and façade detailing. Examples of façade details include recessed windows, balconies, offset planes, or similar architectural accents. Long, unbroken building facades shall be prohibited.

d. Setbacks.

i. All buildings, structures, and circulation areas, including parking lot spaces and aisles which face Palmdale Boulevard, shall have a minimum setback from the Palmdale Boulevard right-of-way of 10 feet.

ii. The setback area shall be landscaped using plants from the Southeast Antelope Valley Native Plant List, maintained by the department, and shall include no less than one 15-gallon tree, for every 150 square feet of setback landscaped area;

2. Area 2 - Pearblossom Highway Commercial Area

a. Intent and Purpose. The Pearblossom Highway Commercial Area is established to preserve and enhance the small town, rural frontier style of commercial development existing along Pearblossom Highway, and to promote future development that is consistent with the existing community character.

b. Applicability.

i. The standards contained in this sub-section shall apply to all commercially and industrially zoned properties along Pearblossom Highway between 70th Street East and 89th Street East and along 82nd Street East between Avenue U and Avenue V.

ii. The standards contained in this sub-section shall not apply to residential projects on commercially zoned properties, provided that a conditional use permit is first obtained pursuant to Part 1 of Chapter 22.56.

c. Architectural Standards.

i. All new commercial buildings and commercial building additions or renovations shall be of Western or Southwestern architecture, as defined by McAlester, Virginia & Lee, A Field Guide to American Houses (New York: Alfred A Knopf, 2002) or comparable published reference; use earth tones and/or neutral colors including, but not limited to, shades of taupe, beige, olive or burgundy; and be constructed of stucco, wood, adobe, or other materials as approved by the Director;

ii. All new commercial buildings shall have a maximum height of 35 feet above grade, excluding chimneys and rooftop antennas;

iii. All commercial lighting fixtures and business signage shall also have a Western or Southwestern style.

d. Setbacks.

i. All buildings, structures, and circulation areas, including parking lot spaces and aisles which face Pearblossom Highway, shall have a minimum setback from the Pearblossom Highway right-of-way of 10 feet.

ii. The setback area shall be landscaped using plants from the Southeast Antelope Valley Native Plant List, maintained by the department, and shall include no less than one 15-gallon tree, for every 150 square feet of setback landscaped area;

iii. Permitted uses within the required setback area may include vehicle and pedestrian access, outdoor dining and street furniture such as benches and/or chairs.

(Map attached: Southeast Antelope Valley Community Standards District Boundary)