


## ANALYSIS

An ordinance amending Title 22 – Planning and Zoning – of the Los Angeles County Code related to the Acton Community Standards District to prohibit future drive-through establishments within the Acton Community Standards District.

MARY C. WICKHAM  
County Counsel

By   
STARR COLEMAN  
Senior Deputy County Counsel

SC:ph

Requested: 03-09-18

Revised: 05-16-18

ORDINANCE NO. 2018-0020

An ordinance amending Title 22 – Planning and Zoning – of the Los Angeles County Code related to the Acton Community Standards District to prohibit future drive-through establishments within the Acton Community Standards District.

**SECTION 1.** Section 22.44.126 is hereby amended to read as follows:

**22.44.126 Acton Community Standards District**

A. Intent and Purpose. The Acton Community Standards District ("CSD") is established to protect and enhance the rural, equestrian, and agricultural character of the community and its sensitive features including significant ecological areas, floodplains, hillsides, National Forest, archaeological resources, multipurpose trail system, and Western heritage architectural theme. The standards are intended to ensure reasonable access to public riding and hiking trails, and to minimize the need for installation of infrastructure such as sewers, streetlights, concrete sidewalks, and concrete flood control systems that would alter the community's character, while providing for adequate drainage and other community safety features.

B. Definitions.

Reserved.

~~BC.~~ Description of District Boundary Map. The boundaries of the district this CSD are shown on the map following this section on Map 22.44.126: Acton CSD Boundary, at the end of this section.

D. Applicability. The standards shall apply, as appropriate, to any land division, building permit for either a new structure or a specified addition to an existing structure, or grading permit.

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E. Application and Review Procedures. A site plan review application shall be required for the determination of whether or not a proposed development complies with the provisions and development standards prescribed in this section. Where a site plan is required in an application for a permit, variance, nonconforming use or structure review, said site plan shall be considered a part of said application and shall not require separate approval under the provisions of this section.

6F. Community-Wide Development Standards. Except where a more specific application is prescribed, or prior to the approval of a new structure or addition to an existing structure where the cumulative area of all additions made after the adoption of this section-CSD adds at least 400 square feet to the footprint of either primary or accessory structures, a site plan review application shall be submitted to and approved by the Planning Director to assure compliance with the following development standards:

...

11. Home Occupations.

...

x. That the person proposing a home occupation use has signed a covenant and agreement suitable for recordation and running with the land indicating that he or she has read and understands the mandatory conditions of operation enumerated above and such other conditions that the director may impose, and will faithfully abide by each and every one of said conditions and restrictions. Said covenant shall be recorded as a condition of approval and shall indicate that the failure of the applicant to conform with and adhere to each and every condition of operation shall result in the revocation of the director's approval for the home occupation use.

~~12. Applicability. The preceding standards shall apply as appropriate to any land division, building permit for either a new structure or a specified addition to an existing structure, or grading permit. Modifications to any standards in this subsection are only available pursuant to the terms and conditions of a conditional use permit, as provided for in Part 1 of Chapter 22.56.~~

12. Drive-Through Establishments. No new drive-through facility or service shall be permitted.

G. Zone Specific Development Standards.

(Reserved)

DH. Area-Specific Development Standards.

...

~~E. Director's Review. A director's review, as set forth in Part 12 of Chapter 22.56, shall be required for the determination of whether or not a proposed development complies with the provisions and development standards prescribed in this section.~~

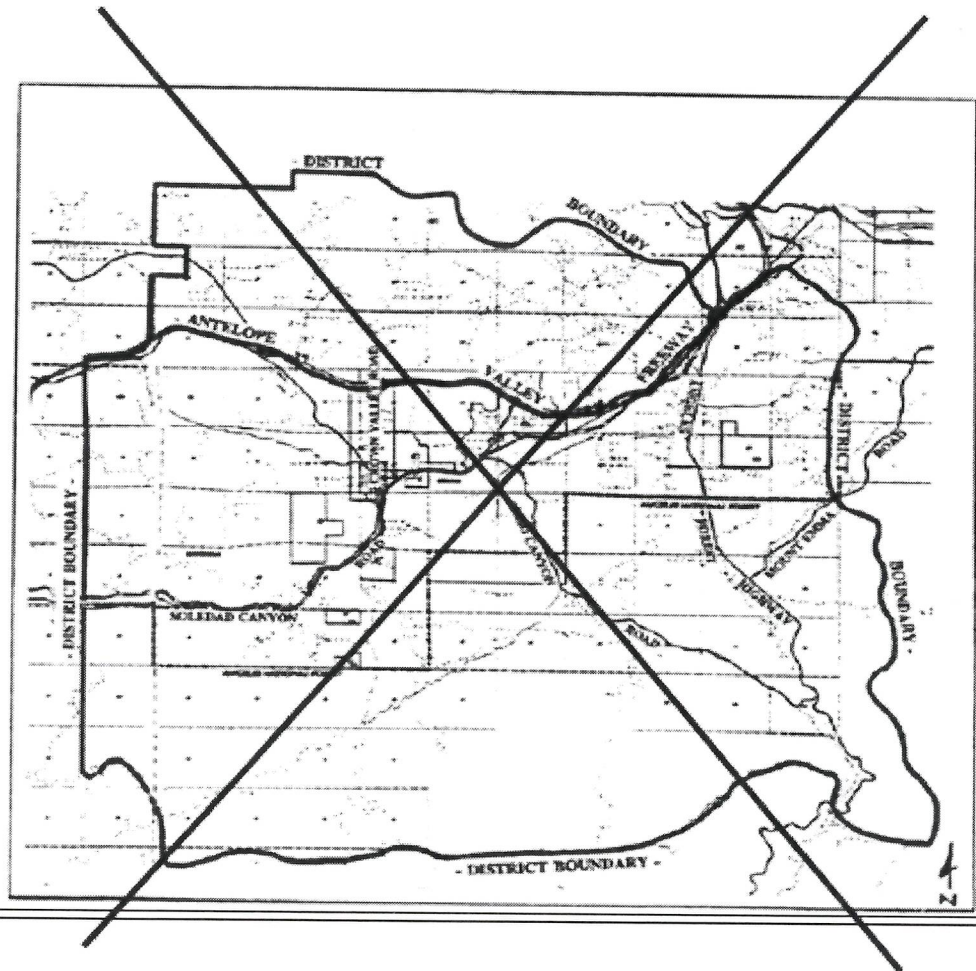
~~Where a site plan is required in an application for a permit, variance, nonconforming use or structure review, said site plan shall be considered a part of said application and shall not require separate approval under the provisions of this subsection.~~

I. Modification of Development Standards. Modifications to any standards in this Section are only available pursuant to the terms and conditions of a Conditional Use Permit (Part 1 of Chapter 22.56) application.

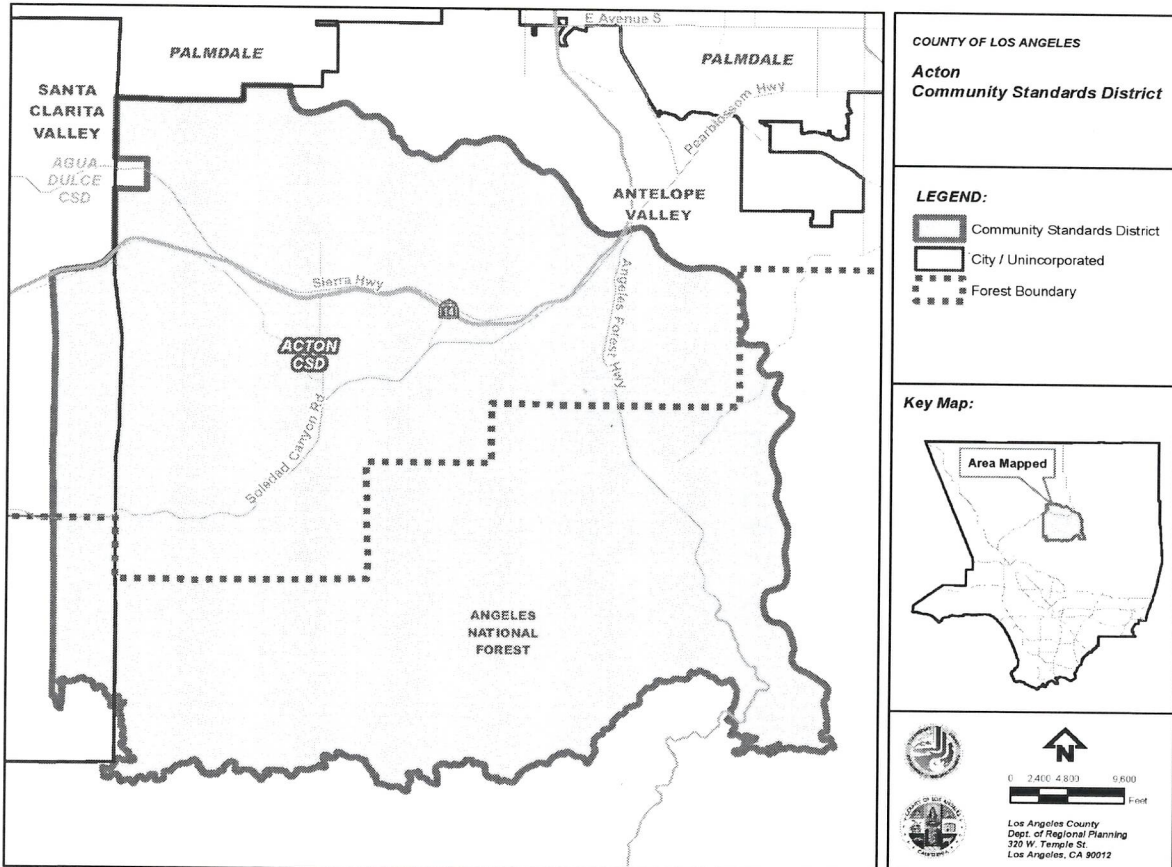


ACTON COMMUNITY STANDARDS DISTRICT

-DISTRICT BOUNDARY-



**MAP 22.44.126: ACTON CSD BOUNDARY**



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APPENDIX I FOR SECTION 22.44.126

ACTON COMMUNITY STANDARDS DISTRICT ARCHITECTURAL STYLE  
 GUIDELINES

I. Background

...

[2244126SCCC]

SECTION 2 This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.



*Sheila Kuehl*

Chair

ATTEST:

*Celia Zavala*

Celia Zavala  
Acting Executive Officer -  
Clerk of the Board of Supervisors  
County of Los Angeles

I hereby certify that at its meeting of June 6, 2018 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

	<u>Ayes</u>
Supervisors	<u>Hilda Solis</u>
	<u>Mark Ridley-Thomas</u>
	<u>Sheila Kuehl</u>
	<u>Janice Hahn</u>
	<u>Kathryn Barger</u>

	<u>Noes</u>
Supervisors	<u>None</u>
	<u></u>
	<u></u>
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	<u></u>

Effective Date: July 6, 2018

Operative Date: \_\_\_\_\_

*Celia Zavala*

Celia Zavala  
Acting Executive Officer -  
Clerk of the Board of Supervisors  
County of Los Angeles

I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

**CELIA ZAVALA**  
Acting Executive Officer  
Clerk of the Board of Supervisors

By *[Signature]*  
Deputy



APPROVED AS TO FORM:  
MARY C. WICKHAM  
County Counsel

By *[Signature]*  
Lester J. Tolnai  
Chief Deputy County Counsel