


ANALYSIS

This ordinance amends the Los Angeles County Code, Title 22 – Planning and Zoning, to establish the Green Valley Community Standards District, which defines and establishes development standards for the unincorporated area of Green Valley. The development standards and guidelines are intended to protect and preserve the rural character and natural features of the Green Valley community, and implement the goals and policies of the Antelope Valley Area Plan.

Very truly yours,

RODRIGO A. CASTRO-SILVA
County Counsel

By 
LISA C. JACOBS
Deputy County Counsel
Property Division

LJ:bh

Requested: 04-22-2021

Revised: 06-29-2021

ORDINANCE NO. 2021-0043

An ordinance amending the Los Angeles County Code, Title 22 – Planning and Zoning, to establish the Green Valley Community Standards District, which defines and establishes development standards for the unincorporated area of Green Valley. The development standards and guidelines are intended to protect and preserve the rural character and natural features of the Green Valley community, and implement the goals and policies of the Antelope Valley Area Plan.

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

SECTION 1. Chapter 22.354 is hereby added to read as follows:

Chapter 22.354 Green Valley Community Standards District

22.354.010 Purpose.

22.354.020 Definitions.

22.354.030 District Map.

22.354.040 Applicability.

22.354.050 Application and Review Procedures.

22.354.060 Community-Wide Development Standards.

22.354.070 Zone-Specific Development Standards.

22.354.080 Area-Specific Development Standards.

22.354.090 Modification of Development Standards.

22.354.010 Purpose.

The Green Valley Community Standards District ("CSD") is established to implement the goals and policies of the Antelope Valley Area Plan. This CSD contains development standards and guidelines that protect the rural character and features of Green Valley's environmental setting.

22.354.020 Definitions.

The following terms are defined solely for this CSD:

Department. References to the Department are to the Department of Regional Planning, unless otherwise specified.

Gated or walled subdivision. A subdivision that includes proposed fencing or walls along its perimeter and restricted access. This definition excludes perimeter fencing for individual lots. A wall or fence along one side of the subdivision would not constitute a gated or walled subdivision.

Residential ranch entrance signs. A freestanding sign that marks the entrance to a single-family residential use.

22.354.030 District Map.

The boundaries of this CSD are shown on Figure 22.354-A: Green Valley CSD Boundary, at the end of this Chapter.

22.354.040 Applicability.

In conjunction with Section 22.300.020 (Application of Community Standard Districts to Property), this Chapter shall apply to any application for development, expansion, or change of use requiring Department approval that is filed after

September 10, 2021. For expansion of an existing, legally-established use, as of September 10, 2021, this Chapter shall only apply to the new expansion portion and not to existing development. Section 22.354.070.A.3 (Hours of Operation), below, shall apply to new nonresidential uses.

22.354.050 Application and Review Procedures.

(Reserved).

22.354.060 Community-Wide Development Standards.

A. Signs

1. All sign requirements of Chapter 22.114 (Signs), and all applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District), shall also apply to the signage within this CSD, except as otherwise provided for or modified by this Subsection.

2. Prohibited Signs. In addition to those prohibited by Section 22.114.040 (Prohibited Signs Designated), the following signs shall also be prohibited within this CSD:

- a. Outdoor Advertising Signs (Billboards).
- b. Roof Signs.
- c. Pole Signs.
- d. Internally Illuminated Signs.

3. Wall Business Signs. Each business establishment fronting on and/or oriented toward one or more public street, highway, or parkway shall be permitted a maximum of one square foot of wall sign area for each one linear foot of

building frontage. No wall business sign attached to a building shall extend above the building wall.

4. Monument Signs. As provided for in Section 22.114.120 (Roof and Freestanding Business Signs), the height of such signs shall be limited to six feet measured from the natural grade at the base of the sign, and shall not display more than two sign faces with a maximum area of 50 square feet for each sign face.

5. Residential Ranch Entrance Signs.

a. A maximum of one residential ranch entrance sign is permitted;

b. Residential ranch entrance signs shall only be permitted on lots of at least one gross acre in size and located in the Residential or Agricultural Zones;

c. The maximum sign area for a residential ranch entrance sign shall be 20 square feet per sign face with a maximum of two sign faces permitted;

d. The maximum height for a residential ranch entrance sign shall be 20 feet measured from the natural grade at the base of the sign; and

e. Residential ranch entrance signs shall comply with all requirements of the Fire Code (Title 32) including requirements pertaining to fire apparatus access roads.

6. Temporary Real Estate Signs. The following provisions shall supersede the requirements of Section 22.114.170.A (Area Permitted):

a. Only one temporary real estate sign shall be permitted on a property at a time;

b. Prior to posting such sign, the approval of the property owner shall be obtained in writing and be available for review upon request by the Department;

c. Such sign shall contain the name and contact number of the person or company responsible for placing such sign, in addition to the address, or Assessor Parcel Number, of the property being sold; and

d. Maximum Sign Area. In the Residential, Agricultural, Open Space, and Watershed Zones, the maximum sign area for a temporary real estate sign shall be six square feet per sign face. In all other zones, the maximum sign area for a temporary real estate sign shall be 48 square feet per sign face.

B. Vegetation and Landscaping. The requirements in this Subsection only apply to discretionary land-use permits, subject to Type II (Chapter 22.228), Type III (Chapter 22.230), or Type IV (Chapter 22.232) reviews that include ground disturbance of over 400 square feet:

1. In addition to the required application materials specified in Section 22.222.070 (Application Filing and Withdrawal), each application shall include:

a. A detailed project description, outlining the reason for the proposed vegetation removal and the planned use of the property, within 12 months of application submittal;

b. A landscaping plan, identifying all vegetation on the property including, and separately specifying, native vegetation listed in the Santa Clara River and San Andreas Significant Ecological Area Plant Lists maintained by the Department. The landscaping plan shall indicate the vegetation proposed to be removed as part of the project and how those removals shall be replaced with replanting, to the satisfaction of the Department, in consultation with the County Biologist; and

c. Fuel modification plans or grading plans, upon request by the Department.

2. In addition to the application filing fees listed in Chapter 22.250 (Applications, Petitions, and Fees), the applicant shall submit a fee for review by the County Biologist.

C. Highway and Local Streets.

1. Highway Standards.

a. Routes shown on the County Highway Plan within the boundaries of this CSD shall use the alternate rural highway standards, except for locations where existing infrastructure or commercial and pedestrian traffic patterns are such that the Department of Public Works ("Public Works"), determines that curbs, gutters, and sidewalks are necessary for safety reasons, or to provide pedestrian access compliant with the Federal Americans with Disabilities Act;

b. Encroachments into the highway right-of-way are prohibited, unless an encroachment permit is granted by Public Works, where Public Works will consider the potential impact that the encroachment will have on safe use of the

highway right-of-way for temporary vehicle parking and pedestrian and equestrian movement. To the maximum extent feasible, the highway right-of-way shall be clear of all obstructions, including landscaping, trees, and other structures, which block safe pedestrian and equestrian movement on the highway right-of-way; and

c. If the vehicular right-of-way is not coterminous with the boundaries of the highway right-of-way, driveways may be permitted to connect the property and the vehicular right of way. An encroachment permit from Public Works will be required. Such driveways shall be constructed with a non-slip surface, such as rough-broomed concrete.

2. Local Street Standards. The following standards shall apply to all local streets maintained by Public Works within this CSD:

a. Local streets shall use the inverted shoulder cross-section and shall have a paved width of 28 feet, except for locations where additional pavement is required for geometric improvements by Public Works or where commercial, industrial, or institutional uses necessitate alternate designs, as determined by Public Works. This 28-foot width excludes any inverted shoulder or concrete flowline;

b. New curbs, gutters, and sidewalks are prohibited, unless deemed necessary by Public Works, after consultation with the Department, for the safety of pedestrian and vehicular traffic; and

c. The encroachment and driveway provisions in Subsections 1.b and 1.c (Highway Standards), above, for highway rights-of-way, shall also apply to local streets.

D. Subdivisions.

1. Gated or walled subdivisions are prohibited.
2. Required Area. New lots shall have a minimum of 2.5 gross acres.
3. Utilities. All wires and cables that provide utility services, including

telephone, television, electricity of less than 10 kilovolts, and similar services, shall be placed underground.

22.354.070 Zone-Specific Development Standards.

A. Commercial and Rural Zones.

1. Design of Structures. New structures, additions, or renovations to existing structures, shall be designed to fit in with the community's rural setting by:

a. Using earth-toned paint such as shades of taupe, beige, olive, burgundy, or other neutral, muted colors that blend with the surrounding setting;

b. Ensuring that building façades do not have more than 50 percent of their street-facing surface area covered in any one of the following materials: glass, stucco, or metal; and

c. Inclusion of one or more of the following features:

- i. A hitching post,
- ii. A recessed storefront entryway,
- iii. Cast-iron type benches,
- iv. Wood or wooden-looking barrels,
- v. Shuttered windows,
- vi. A wagon wheel, or

vii. A water tower.

2. Height. New structures, or expansions to existing structures, on lots adjacent to a Residential or Agricultural-zoned property, shall be subject to the following:

a. Within five feet from any property line abutting a Residential or Agricultural-zoned property, the maximum height of the building shall be 17 feet; and

b. Any portion of a proposed structure exceeding 17 feet in height shall be stepped back an additional foot for every foot in height over 17 feet from any common property line with the abutting Residential or Agriculturally-zoned property.

3. Hours of Operation. The hours of operation for a nonresidential use shall be limited to the hours of 7:00 a.m. to 11:00 p.m., seven days a week.

4. Yards. In addition to Section 22.24.040 (Development Standards for Rural Zones), commercial lots shall have a minimum front yard of 10 feet.

22.354.080 Area-Specific Development Standards.

(Reserved).

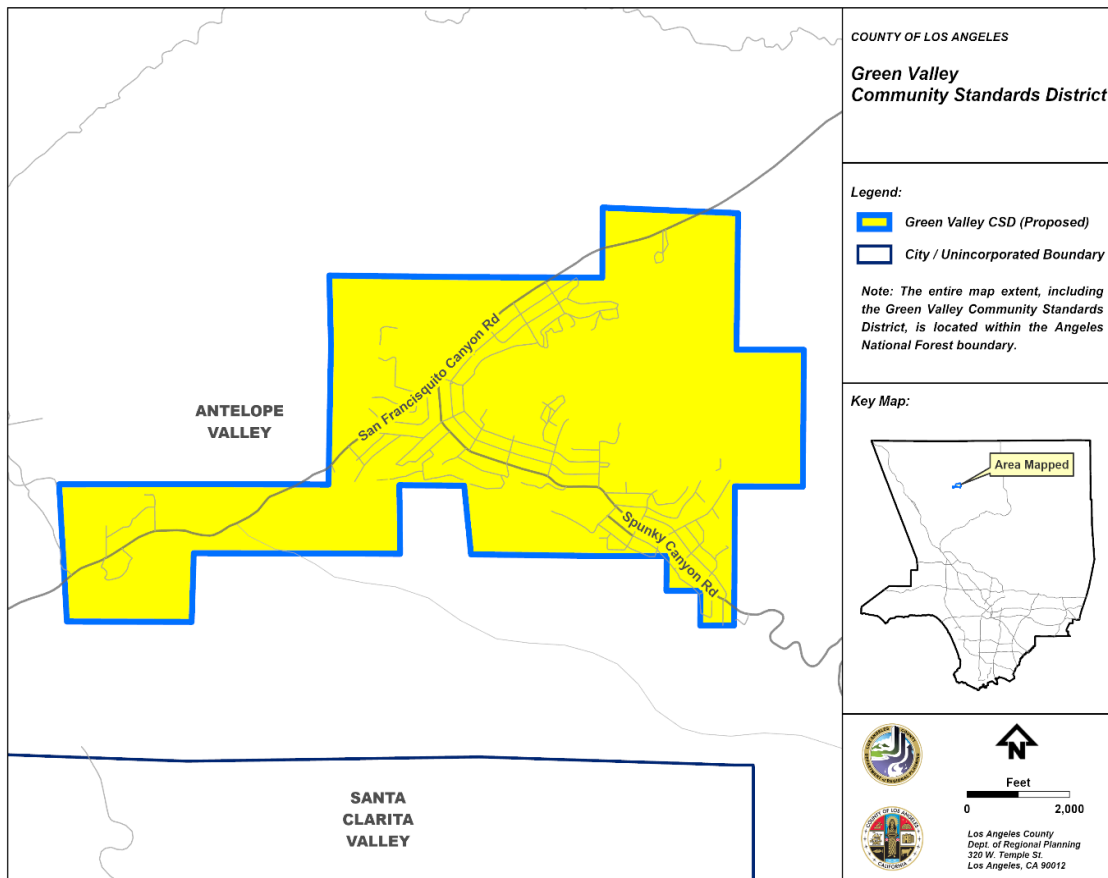
22.354.090 Modification of Development Standards.

Modifications to any standards in this Chapter are subject to a Minor Conditional Use Permit (Chapter 22.160) application with a notification radius consistent with Section 22.222.160 (Notification Radius), and shall be subject to additional findings:

A. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the purpose of this CSD; or

B. There are exceptional circumstances or conditions that are uniquely applicable to the subject property, or to the intended development of the subject property, that do not apply to other properties within the area governed by this CSD.

Figure 22.354-A: GREEN VALLEY CSD BOUNDARY



[CH22354LJCC]

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



Hilda F. Solis
Chair

ATTEST:

Celia Zavala

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

I hereby certify that at its meeting of August 10, 2021 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

Ayes

Noes

Supervisors Hilda L. Solis
Holly J. Mitchell
Sheila Kuehl
Janice Hahn
Kathryn Barger

Supervisors None

Effective Date: September 9, 2021

Operative Date:

Celia Zavala

Celia Zavala
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
Executive Officer
Clerk of the Board of Supervisors

By [Signature]
Deputy



APPROVED AS TO FORM:
RODRIGO A. CASTRO-SILVA
County Counsel

By [Signature]
Dawyn Harrison
Chief Deputy County Counsel