

## REVISED

### ANALYSIS

This ordinance amends the Los Angeles County Code, Title 22 – Planning and Zoning, to amend the Leona Valley Community Standards District, which defines and establishes development standards for the unincorporated area of Leona Valley. The development standards are intended to protect, preserve, and enhance the rural, equestrian, and agricultural character of the Leona Valley community.

Very truly yours,

RODRIGO A. CASTRO-SILVA  
County Counsel

By *Lisa Jacobs*  
LISA C. JACOBS  
Deputy County Counsel  
Property Division

LJ:bh

Requested: 04-22-2021

Revised: 08-~~04~~09-2021

**REVISED**

**ORDINANCE NO. 2021-0044**

An ordinance amending the Los Angeles County Code, Title 22 – Planning and Zoning, to amend the Leona Valley Community Standards District, which defines and establishes development standards for the unincorporated area of Leona Valley. The development standards are intended to protect, preserve, and enhance the rural, equestrian, and agricultural character of the Leona Valley community.

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

**SECTION 1.** Section 22.330.010 is hereby amended to read as follows:

**22.330.010 Purpose.**

~~The Leona Valley Community Standards District ("CSD") is established to protect, the community's unique appeal, including its rural agricultural character, the portion of the Ritter Ridge Significant Ecological Area within Leona Valley, and the floodplain and hillside management areas defined by the Antelope Valley Area Plan~~  
preserve, and enhance the rural, equestrian, and agricultural character of the community. Development standards and design guidelines are provided to maintain sensitive features, including significant ridgelines defined by the Antelope Valley Area Plan, Hillside Management Areas, and Significant Ecological Areas ("SEAs").

**SECTION 2.** Section 22.330.020 is hereby amended to read as follows:

**22.330.020 Definitions.**

~~(Reserved)~~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.

Perimeter fencing. Fencing placed along a property line or following the general boundary of a property and within a required setback on a parcel intended for privacy or security.

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

**SECTION 3.** Section 22.330.040 is hereby amended to read as follows:

**22.330.040 Applicability.**

~~(Reserved)~~In conjunction with Section 22.300.020 (Application of Community Standards Districts to Property), this Chapter shall apply to any application for development, expansion, or change of use requiring Department approval that is filed after the ordinance effective date September 10, 2021. For expansion of an existing, legally-established use, as of the ordinance effective date September 10, 2021, this Chapter shall only apply to the new expansion portion and not to existing development.

**SECTION 4.** Section 22.330.050 is hereby amended to read as follows:

**22.330.050 Application and Review Procedures.**

~~A Ministerial Site Plan Review (Chapter 22.186) shall be required for all nondiscretionary zoning and subdivision applications and building permits to ensure that the purpose of this CSD is satisfied.~~Notification. For all permits requiring notification by mail, the noticing radius shall be consistent with Section 22.222.160 (Notification Radius). In addition, if the notification radius does not include a minimum of 15 parcels

of real property, the radius shall be expanded until the owners of at least 15 parcels are included.

**SECTION 5.** Section 22.330.060 is hereby amended to read as follows:

**22.330.060 ~~Community Wide~~Communitywide Development**

**Standards.**

A. ~~Design Considerations. Wherever possible, development shall preserve existing natural contours, existing native vegetation, and natural rock outcropping features and incorporate new landscaping materials which will integrate the development into the surrounding area.~~Drive-Through Services. All new drive-through services shall be prohibited.

B. ~~Signs. This CSD shall be designated a Billboard Exclusion Zone in compliance with Chapter 22.50 (Billboard Exclusion Zone).~~

~~C. Fencing. Where perimeter fencing is desired~~B. Fencing. Where perimeter fencing is installed, including where installed to protect horses and livestock, it shall be of an open, non-view-obscuring, permeable-type design, such as split-rail or wirewood rail, steel pipe, vinyl rail, PVC pipe, recycled plastic rail, or coated wire. Except for retaining walls, solid, view-obscuring perimeter fences or walls ~~are~~shall be prohibited.

C. Hillside Management. Pursuant to Section 22.104.030.A, a Conditional Use Permit (Chapter 22.158) in accordance with Chapter 22.104 shall be required, if a development on a single lot within this CSD boundary includes grading that exceeds 5,000 cubic yards of total cut plus total fill material.

D. ~~Outdoor Lighting. Outdoor lighting, including street lights, shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).~~

1. This Subsection shall employ the definitions listed within the Rural Outdoor Lighting District (Chapter 22.80).

2. All exterior lighting shall have the light source fully shielded.

3. Any lighting within a temporary structure, such as a tent or canopy, is exempt, provided that the structure fully shields all lamps.

4. Flood lights are prohibited.

E. Street ImprovementsPreservation of Vegetation.

1. ~~Except for Commercial and Industrial Zones, the maximum paved width of local street improvements shall not exceed 24 feet, plus appropriate graded or paved inverted shoulders if required, provided, however, that such width meets applicable safety and access requirements.~~ Removal or destruction of vegetation of any kind on a lot that is located outside of the SEA, and is two and one-half gross acres or greater in size, shall require an approved Conditional Use Permit (Chapter 22.158) where the area of removal or destruction is greater than 30 percent of the gross area of the lot or 30,000 square feet, whichever is more restrictive. The following removals are exempt from this requirement:

a. The removal or reduction of vegetation for the purpose of complying with County regulations relating to brush clearance for fire safety. This exception includes not only required vegetation control around structures, but also the creation and maintenance by a public agency of firebreaks used to control the spread of fire;

b. The removal or destruction of vegetation on publicly-owned rights-of-way for roads, highways, flood control projects, or other similar or related uses;

c. The removal or destruction of vegetation by public utilities on rights-of-way or property owned by such utility, or on land providing access to such rights-of-way or property;

d. Work performed under a permit issued to control erosion or flood hazards; and

e. Agricultural uses, including animal keeping, animal raising, or growing crops, as permitted by this Title 22.

2. ~~Curbs, gutters and sidewalks shall not be required on local streets if an acceptable alternative can be developed to the satisfaction of the Director of Public Works.~~Conditional Use Permit Application Materials. In addition to the requirements listed in Chapter 22.158, the following materials shall also be submitted to the Department for review of a request for vegetation removal with a Conditional Use Permit:

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 San Andreas SEA Plant List maintained by the Department. The landscaping plan shall indicate the vegetation proposed to be removed as part of the project and how those removals will be mitigated with replanting, to the satisfaction of the Department, in consultation with the County Biologist;

c. Fuel modification plans or grading plans shall also be submitted, upon request by the Department; and

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

3. Additional Findings for Conditional Use Permits. In addition to substantiating the findings listed in Section 22.158.050 (Findings and Decision), the applicant shall also substantiate the following:

a. Development plans emphasize the protection of, and revegetation with, native vegetation, including the native plants, grasses, shrubs, and trees that intercept, hold, and more slowly release rainfall than bare earth surfaces. Stands of native vegetation and mature trees are preserved or expanded to the greatest extent possible; and

b. The design of the project, including structures used to house animals, such as stables and arenas, does not create erosion or flooding potential that would cause a safety hazard to structures or off-site property, as determined by the Department of Public Works ("Public Works").

~~F. Required Area. Standard residential lots shall contain a gross area of not less than two and one-half acres. Clustering and density transfer shall be permitted in accordance with the provisions of the Antelope Valley Area Plan, provided that no lots contain less than one and one-half gross acres. Clustering is allowed only within projects located in hillside management areas (areas over 25 percent slope) and must~~

~~satisfy findings of the Hillside Management Ordinance as set out at Chapter 22.104 (Hillside Management Areas)-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:

a. 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:

i. Outdoor Advertising Signs (Billboards). New outdoor advertising signs (billboards) shall be prohibited within this CSD;

ii. Roof signs;

iii. Pole signs; and

iv. Internally illuminated signs.

b. 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.

c. 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.



d. Residential Ranch Entrance Signs.

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

ii. 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;

iii. 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;

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

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

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

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

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

iii. Such signs 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

iv. 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.

G. Significant Ridgeline Protection. The highest point of a structure shall be located no closer than 50 vertical feet away from and 50 horizontal feet away from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, rooftop solar, and small-scale wind energy systems.

H. Trails. Trails within this CSD boundary shall be regulated by the provisions of this Subsection and the Los Angeles County General Plan, Antelope Valley Area Plan, and the Los Angeles County Trails Manual ("Trails Manual") maintained by the County Department of Parks and Recreation ("Parks and Recreation"). All projects consisting of new development or subdivision and requiring a discretionary land-use permit subject to Type II (Chapter 22.228), Type III (Chapter 22.230), or Type IV (Chapter 22.232) review shall require consideration for trail dedication and development in accordance with the County's Board-adopted regional trail network.

1. Trail Dedication.

a. Required trail dedications and development standards shall be determined by Parks and Recreation, in accordance with the County's Board-adopted regional trail network and Trails Manual.

i. Trails required by Parks and Recreation may include publicly-dedicated connector or feeder trail easements within or connected to the proposed development or subdivision, where feasible; and

ii. If a development or subdivision project proposes to modify an existing trail easement, the applicant shall obtain Parks and Recreation approval of such modification.

b. Trail Design and Location.

i. A publicly-dedicated trail shall be designed to connect to an existing or planned trail alignment(s), pursuant to the County's Board-adopted regional trail network, and to provide connectivity to recreational uses, such as open space areas, parks, trailheads, bike paths, historical trails or sites, equestrian and multi-use staging areas, campgrounds, or conservation areas, as determined by Parks and Recreation;

ii. Trail design, construction, and maintenance shall be carried out, in conformance with the Trails Manual; and

iii. Deviations from the standards, set forth in this Subsection, or any applicable provision in the Trails Manual, may be permitted, based on unique site conditions, including steep topography, existing structures, trees, vegetation, or utility infrastructure, subject to review and approval of Parks and Recreation.

I. 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 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, above, for highway rights-of-way, shall also apply to local streets.

J. Subdivisions.

1. Gated or walled subdivisions are prohibited.

2. Utilities. All wires and cables that provide utility services, including telephone, television, electricity less than 10 kilovolts, and similar services shall be placed underground.

3. Required Area. New lots shall have a minimum lot area of 2.5 gross acres. Density-controlled development shall be prohibited.

**SECTION 6.** Section 22.330.070 is hereby amended to read as follows:

**22.330.070 Zone Specific Development Standards.**

~~(Reserved)~~ A Residential and Agricultural Zones.

1. Height. All structures are limited to a maximum of two stories, excluding attics, and 35 feet in height.

2. Use-Specific Standards.

a. Accessory Cargo Shipping Containers. Cargo shipping containers are permitted as an accessory use in the A-1 and A-2 Zones with the

approval of a Ministerial Site Plan Review (Chapter 22.186) application, in the quantities identified in Table 22.330.070-A, provided the following development standards are met:

<u>Table 22.330.070-A: Cargo Shipping Containers</u>	
<u>Net Acreage of Lot</u>	<u>Maximum Number Permitted</u>
<u>1 to &lt; 5</u>	<u>1</u>
<u>5 to &lt; 10</u>	<u>2</u>
<u>≥ 10</u>	<u>3</u>

i. Size and Specifications. Cargo shipping containers shall not exceed 10 feet in height, 10 feet in width, and 40 feet in length;

ii. Location. Cargo shipping containers are prohibited in any required yard or area where the parking of vehicles is prohibited under Section 22.112.040.C (Residential and Agricultural Zones);

iii. Placement and Separation. Cargo shipping containers shall be placed at least six feet from any structure or other cargo shipping container and not be stacked upon each other;

iv. Design. Cargo shipping containers shall be painted in earth tones and one uniform color, and shall not display any images or lettering on their sides, except for images or lettering providing safety information related to the contents stored within, or as otherwise required by the County Code, or any other applicable federal, State, or local regulation;

v. Screening. All Cargo shipping containers shall be screened to obscure view of the cargo shipping container from outside of the subject lot on all sides by landscaping, earthwork, or existing structures. Landscaping shall be used as screening material, and shall include trees, shrubs, and other plant material

that can screen the height of the cargo shipping container. Trees shall be placed a maximum of 10 feet apart from each other, or in such a manner as to obscure view of the cargo shipping container from outside of the subject lot; and

vi. Safety and Maintenance. All cargo shipping containers shall be kept in a state of good repair, and any landscaping used as screening shall be kept properly maintained or in good repair.

B. Commercial and Rural Zones.

1. Height. New structures, or expansions of 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 Agricultural-zoned property.

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

**SECTION 7.** Section 22.330.080 is hereby amended to read as follows:

**22.330.080 Area-Specific Development Standards.**

(Reserved)

**SECTION 8.** Section 22.330.090 is hereby amended to read as follows:

**22.330.090 Modification of Development Standards.**

Modifications to any standards in this Chapter are subject to a Conditional Use Permit (Chapter 22.158) application, and shall be subject to additional findings:

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

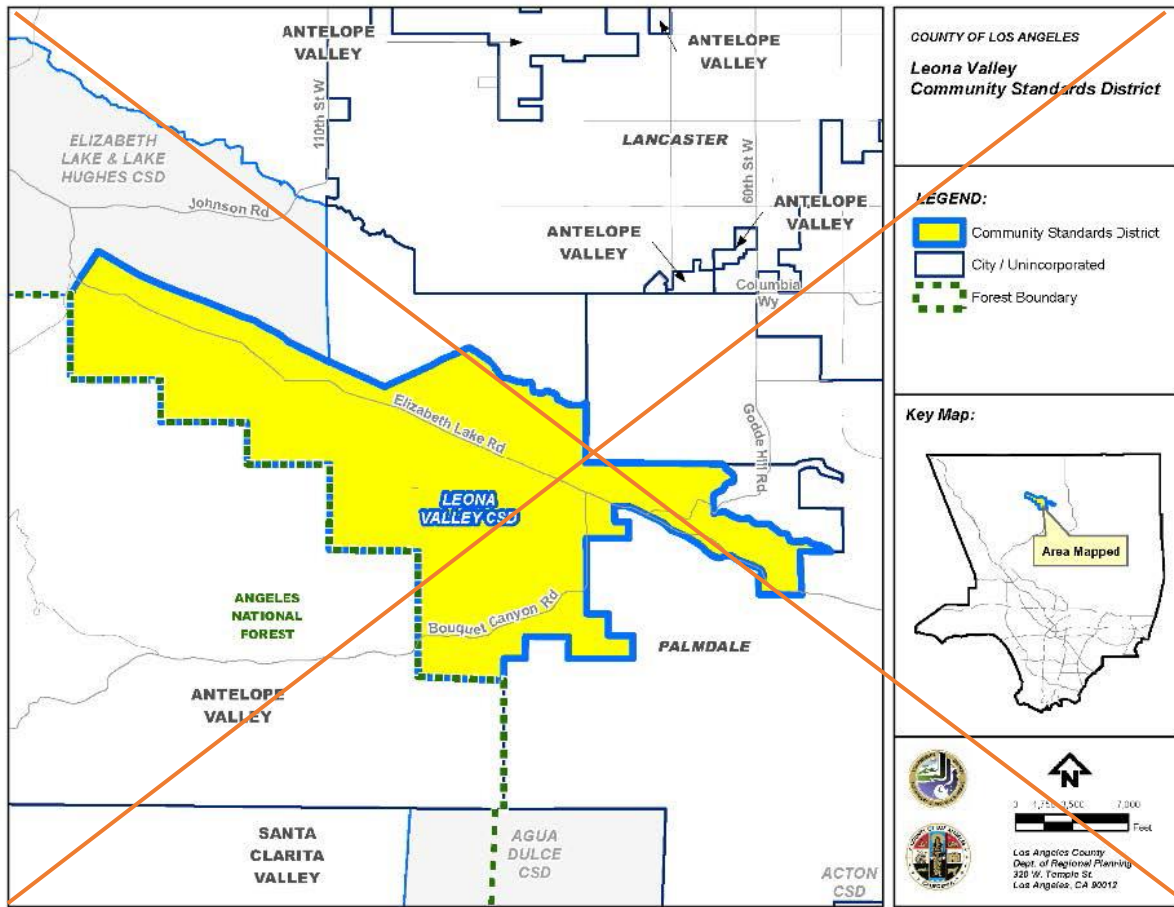
B. There are exceptional circumstances or conditions that are uniquely applicable to the subject property, or to the intended development of the subject property, that do not apply to other properties within the area governed by this CSD;

C. Approval or denial of a modification to the development standards of this Chapter shall not establish precedent for approval or denial of other modifications within the Chapter; and

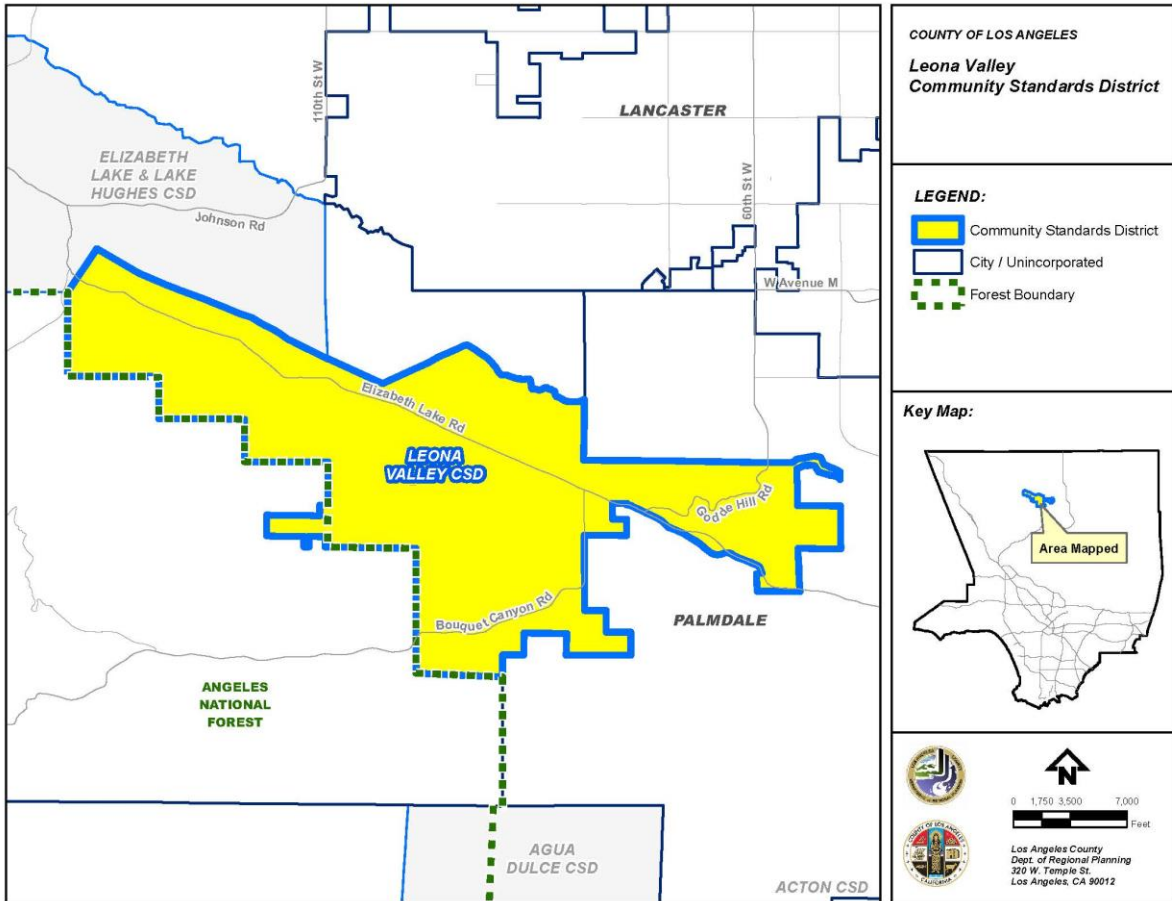
D. In acting upon any application for a modification from the development standards of this Chapter, the Review Authority shall consider, in addition to the purpose statement in this Chapter, the unique characteristics of the neighborhood in which the site is located.



**FIGURE 22.330-A: LEONA VALLEY CSD BOUNDARY**



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[22330010LJCC]

SECTION 9 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