ANALYSIS

This 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.

DAWYN R. HARRISON
County Counsel

By
STARR COLEMAN
Assistant County Counsel
Property Division

SC:LJ:bh

Requested: 05-24-2023

Revised: 12-11-2023

ORDINANCE NO. 2023-0062

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. Section 22.300.030 is hereby amended to read as follows:

22.300.030 Community Standards District Established.

. . .

TABLE 22.300.030-A: COMMUNITY STANDARDS DISTRICTS		
Community Standards District	Chapter	CSD Adoption Date
. . .		
Cerritos Island	22.314	7/31/2010
Chapman Woods	22.362	11/21/2023
. . .		
La Crescenta-Montrose	22.328	1/30/2007
Lake Los Angeles	22.360	12/19/2023
Leona Valley	22.330	2/16/1993
. . .		

SECTION 2. Section 22.340.020 is hereby amended to read as follows:

22.340.020 Definitions.

~~(Reserved)~~Rural artifacts. Outdoor items that may include, but are not limited to, farm, mining, or railroad equipment or old wagons that are displayed in a manner that adds to the intentional, framed, and organized decoration of a property.

SECTION 3. Section 22.340.030 is hereby amended to read as follows:

22.340.030 District Map.

The boundaries of this CSD are shown on Figure 22.340-A: Southeast Antelope Valley CSD Boundary, at the end of this Chapter.

SECTION 4. Section 22.340.040 is hereby amended to read as follows:

22.340.040 Applicability.

~~This CSD shall not apply to:~~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 January 18, 2024. For expansion of an existing, legally established use as of January 18, 2024, this Chapter shall only apply to the new expansion portion and not to existing development.

~~A. Development proposals which are the subject of applications for the following types of permits or approvals that were deemed complete prior to the effective date of this CSD:~~

~~1. Director's Reviews;~~

~~2. Tentative tract maps and parcel maps;~~

~~3. General Plan Amendments and Area Plan Amendments; and~~

~~4. Zone Changes, Conditional Use Permits, Variances, Zoning Conformance Reviews, or any other zoning permit applications.~~

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

~~1. Any change to such building or structure after the effective date of the ordinance establishing this CSD does not result in an increase in the occupancy load or parking requirement for the building or structure; and~~

~~2. Any addition to such building or structure after the effective date of the ordinance establishing this CSD does not cumulatively increase its existing floor area by more than 25 percent.~~

SECTION 5. Section 22.340.060 is hereby amended to read as follows:

22.340.060 Community-Wwide Development Standards.

A. Design. ~~To the extent possible,~~Where a discretionary land-use permit subject to Type II (Chapter 22.228), Type III (Chapter 22.230), or Type IV (Chapter 22.232) Review is required, development shall preserve existing natural contours, native vegetation, and natural rock outcropping features to the greatest extent feasible.

B. Property Maintenance.

1. All portions of any lot that are visible from a public or private street shall be kept free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household ~~equipment~~appliances, including, but not limited to, refrigerators, stoves, and freezers.

2. Rural artifacts are exempt from the minimum required yard setback requirements provided they are at least five feet from all property lines, a maximum height of up to six feet, and maintained in an orderly manner. They should not occupy

more than 400 square feet of the property, nor shall they create a public nuisance or pose a safety hazard.

C. Outdoor Lighting. Outdoor lighting shall ~~be provided in accordance~~comply with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

D. Street Improvements. In new residential ~~land~~ subdivisions, local streets shall comply with the following standards in addition to the applicable provisions of Part 3 (Local Streets and Ways) of Chapter 21.24 in Title 21 (Subdivisions) of the County Code:

. . .

2. Curbs, gutters, and sidewalks shall be required only where necessary for the safety of pedestrian and vehicular traffic, and management of storm flows, as determined by Public Works; and

. . .

E. Street Lights. Where required, ~~S~~street lights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

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

G. Fences. No garage doors of any kind, regardless of color or uniformity of design, shall be used for fencing. Fences within a required yard adjoining any public or

private road shall comply with the applicable provisions of Section 22.110.070 (Fences and Walls) 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 approved by the Director~~.

H. Multiuse (Equestrian, Hiking, and Mountain Biking) Trails. ~~Except as provided in Subsection H.3, below, a~~All new ~~land~~ subdivisions shall contain trails in accordance with the Trails Plan of the Antelope Valley Area Plan ("Trails Plan"). Conditions of approval for new ~~land~~ subdivisions shall require that multiuse trail easements be dedicated to the County and that trail construction be completed by the subdivider and approved by Parks and Recreation, prior to the recordation of the final map for the ~~land~~ subdivision.

1. Trail Standards. Trails built pursuant to this Subsection H shall satisfy the following minimum standards:

a. Feeder routes. To the greatest extent possible, and without requiring off-site land acquisitions by the subdivider, feeder routes shall be provided from every new ~~land~~ subdivision to a main trails network shown on the Trails Plan; and

b. Multi-purpose use. The trails shall be designed to accommodate ~~both pedestrian and~~ equestrian ~~uses~~, hiking, and mountain bike uses with clear line-of-sight.

2. Trail Maintenance. When trails and feeder routes are not required to be maintained by Parks and Recreation, the conditions of approval for new ~~land divisions~~subdivisions shall require that said trails be maintained, subject to approval by

Parks and Recreation, either by a homeowner's association ~~to which the trail or feeder route has been irrevocably deeded~~, as stipulated within the Declaration of Covenants, Conditions, and Restrictions (CC&Rs), 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, ~~S~~section 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~~subdivision. ~~For purposes of this Subsection H, the trails and feeder routes that must be constructed so as to be suitable for acceptance and maintenance by Parks and Recreation are those trails and feeder routes identified in the Trails Plan, and those trails and feeder routes located on private property for which a trail easement has been dedicated to the County.~~

3. Alternative Trail Proposal. If it is infeasible for a subdivider to provide trails in accordance with the Trails Plan, alternative trail alignment proposals may be substituted. The alternative trail proposal shall be approved by Parks and Recreation, ~~not require off-site land acquisitions by the subdivider,~~ and be connected, to the greatest extent possible, to a network of proposed, existing, or feeder trails ~~shown on the Trails Plan~~.

SECTION 6. Section 22.340.070 is hereby amended to read as follows:

22.340.070 Zone Specific Development Standards.

A. Residential and Agricultural Zones. ~~Each new lot created by a land division shall contain a gross area of not less than one acre.~~

1. Accessory Truck Tractor-Trailer Parking. One truck tractor, with or without one trailer or semi-trailer, may be parked in an agriculturally zoned property if a Ministerial Site Plan Review (Chapter 22.186) application is approved and all of the following requirements are met.

a. The property is the primary residence of the tractor-trailer owner or operator, and proof of residency is made available to the Department or law enforcement upon request.

b. The property is at least one gross acre in size and fronts a paved and public road.

c. The property is not located on a parcel containing a mapped Significant Ecological Area or Special Flood Hazard Areas (100-year [one percent annual chance] flood areas), as mapped by the Federal Emergency Management Agency.

d. When parked on the property, the tractor-trailer shall be a minimum of 10 feet from all property lines and maintain all required setbacks. It shall not be parked within 35 feet of any building used for human habitation, other than the subject residence and any accessory dwelling unit to the subject residence.

e. The tractor-trailer shall not exceed an overall length of 75 feet and the trailer shall not exceed 53 feet in length.

f. The tractor-trailer shall not be parked on the driveway.

g. The site plan shall depict the tractor-trailer parking area, the overall dimensions of the tractor-trailer, and the on-site circulation path, including a

back-up turning radius of at least 60 feet and a minimum 120-foot diameter for a full turnaround. No backing onto or from the public right-of-way shall be permitted.

h. In compliance with Title 12 (Environmental Protection) of the County Code, the tractor-trailer shall not be operated between the hours of 10:00 p.m. and 7:00 a.m. unless the noise level of the operation is reduced to 45 dB(A) or less as measured at the property line.

i. The tractor-trailer parking area and driveway shall consist of or be improved with materials that may include slag, gravel, or other similar materials, such as decomposed granite, or fully paved.

j. Drip pans, or similar ground covering and retention material, shall be used when tractor-trailer is parked.

k. Storage of equipment, materials, or supplies is prohibited.

l. Mechanical or routine maintenance shall be permitted subject to the limits and restrictions set forth in Chapter 12.08 (Noise Control) of Title 12 (Environmental Protection). Regardless of noise level, the following maintenance work shall not be permitted on-site:

i. Steam-cleaning or degreasing the vehicle.

ii. Welding.

iii. Use of pneumatic equipment, other than to repair a disabled vehicle.

iv. Tractor-trailer painting.

v. Tractor-trailer body and fender repairs, including engine or transmission work.

2. Cargo Shipping Containers. Notwithstanding Section 22.140.150 (Cargo Shipping Containers), non-habitable cargo shipping containers for the purpose of storage are permitted as an accessory use in the R-A, A-1 and A-2 Zones in the quantities identified in Table 22.340.070-A, provided the following development standards are met and necessary permits are issued by Public Works:

TABLE 22.340.070-A: CARGO SHIPPING CONTAINERS

Net Acreage of Lot	Maximum Total Linear feet	Max. Number of Containers
0 to < 0.5	20	2
0.5 to < 1	40	2
1 to < 3	80	2
3 to < 5	80	4
5 +	160	4

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

b. Location. Cargo shipping containers are prohibited in any required yard.

c. Placement. Cargo shipping containers shall not be stacked upon each other or placed between the primary structure and the right-of-way.

d. 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 otherwise required by the County Code, or any other applicable federal, State,

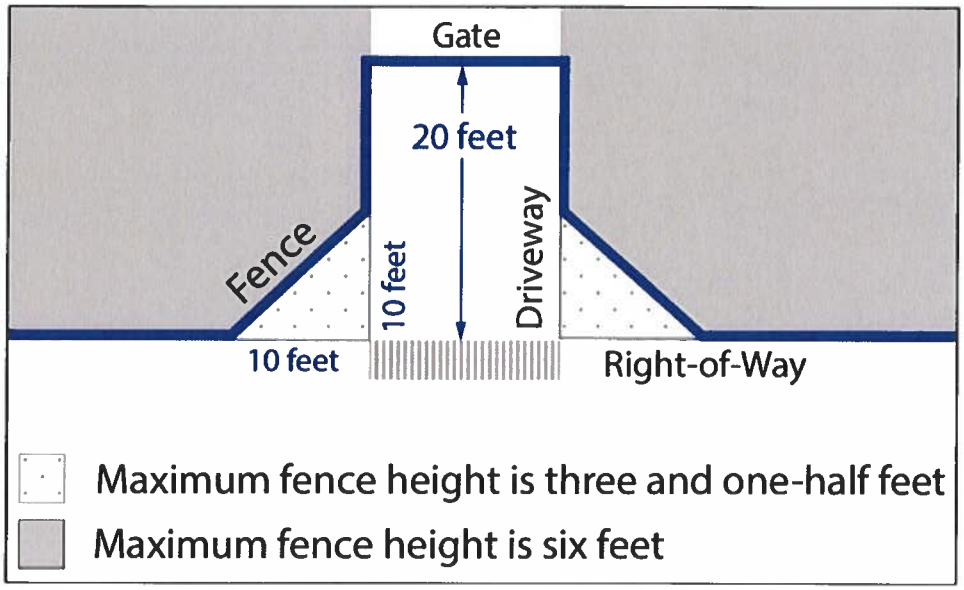
or local regulation. The property's address numbering may be painted on or near the top of the container.

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

3. Fences and Walls. Notwithstanding the provisions listed in Section 22.110.070 (Fences and Walls), and subject to the requirements of Public Works, the following standards shall apply:

a. Front Yards. As shown in Figure 22.340.070-A, fences, walls, and landscaping used as fences or walls within a required front yard setback may be permitted up to a maximum height of six feet, when located 10 feet or more from the driveway, and shall provide at least 20 feet of vehicle clearance measured from the right-of-way line toward the property. When located less than 10 feet from the driveway, fences and walls shall be a maximum of three and one-half feet in height.

FIGURE 22.340.070-A: VIEW-OBSCURING FENCE OR WALL IN FRONT YARD



b. Interior Side and Rear Yards, fences and walls within a required interior side yard or rear yard shall not exceed eight feet in height, provided that on the street or highway side of a corner lot such fence or wall shall be subject to the same requirements as for a corner side yard.

c. Corner Side Yards. Fences and walls within a required corner side yard shall be limited to eight feet in height when located five feet or more from the right-of-way line toward the property, and three and one-half feet in height when located less than five feet from the right-of-way.

d. Reversed Corner Side Yards. Fences and walls within a required reversed corner side yard shall be limited to eight feet in height when located 10 feet or more from the right-of-way line toward the property, and three and one-half feet in height when located less than 10 feet from the right-of way.

4. Lot Area. Each new lot created by a subdivision shall contain a gross acre of not less than one acre.

5. Personal Vehicles. Pickup trucks and vehicles under 10,000 pounds Gross Vehicle Weight, including those with dual rear tires used as personal vehicles by the on-site resident, shall be considered personal vehicles and shall be allowed to park in the same areas as passenger vehicles.

B. Rural, Commercial, and Industrial Zones.

1. Amenities. For commercial developments and mixed-use developments that include commercial uses, at least two of the following ~~pedestrian~~ amenities shall be provided within the subject property for public use:

. . .

c. Decorative ~~lights~~outdoor lighting along pedestrian paths;

. . .

i. ~~Trash~~Solid waste and recycling receptacles;

j. Landscaped trellises or breezeways between buildings; ~~or~~

k. ~~Other amenities approved by the Director.~~Hitching posts; or

l. Other amenities approved by the Director.

2. Yards. All buildings, walls, vehicle parking, access, and circulation areas adjoining or adjacent to a residentially or agriculturally zoned lot shall:

a. Have a landscaped area with a width of not less than 25 feet along the property line adjoining or adjacent to the residentially or agriculturally zoned lot. Landscaping within this area shall consist of plants from the Southeast Antelope

Valley Native Plant List on file with the Department, and shall include, but not be limited to, a minimum of one 15-gallon tree, planted and maintained within each 15-foot portion of lot width or depth adjoining or adjacent to the residentially or agriculturally zoned lot. Other drought-tolerant, noninvasive plant species may be used when native trees from the Southeast Antelope Valley Native Plant List are not available. Along the property line not adjoining a public or private street, a solid masonry wall at the property line with a five-foot yard may be substituted for the landscaped area with a width of not less than 25 feet.

i. In Commercial and Rural Zones, such solid masonry wall shall be at least six feet in height and shall not be more than 12 feet in height.

. . .

3. Vehicle access, circulation, parking, and loading areas shall be located as far as possible from adjoining or adjacent residentially or agriculturally zoned lots. Truck on-site circulation plans shall be submitted for review by Public Works.

. . .

6. Business Signs. Except as modified herein, all business signs shall conform to Chapter 22.114 (Signs):

. . .

c. Prohibited Signs.

. . .

ii. ~~Signs painted directly on buildings~~Internally illuminated signs.

C. ~~All Other Zones. (Reserved).~~

SECTION 8. Section 22.340.080 is hereby amended to read as follows:

22.340.080 Area Specific Development Standards.

This CSD contains two distinct commercial areas:

A. Area 1—Palmdale Boulevard Commercial Area.

. . .

3. Architectural Standards. All buildings, building additions, and building renovations shall incorporate:

a. Southwestern (except Adobe), ~~Spanish Mission~~Art Deco, 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:

. . .

vi. Plazas~~; and~~.

c. Variation in roofline and façade 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 façades shall be prohibited.

d. A "village" look by clustering buildings or creating variation in multi-tenant façades.

4. Yards.

. . .

c. The required front yard area shall be landscaped using drought-tolerant plants from the Southeast Antelope Valley Native Plant List on file with the Department, or other drought-tolerant noninvasive plant species when native plants are not available, and the landscape are shall include no less than one ~~15-gallon~~24-inch box tree for every ~~150 square feet of yard area~~20 linear feet of street frontage.

B. Area 2—Pearblossom Highway Commercial Area.

. . .

3. Building Height. All buildings shall be limited to two stories and a maximum height of 35 feet above grade, excluding chimneys and rooftop antennas.

4. Architectural Standards. All buildings, building additions, and building renovations shall incorporate~~:~~ one of the following architectural styles and its associated development standards. Examples of these features are provided in the Southeast Antelope Valley CSD Implementation Guide.

a. Old Western ~~or Southwestern~~ or Western Frontier (California Gold Rush Era – Circa 1890s) architecture shall include the following elements: ~~constructed of stucco, wood, adobe, or other materials approved by the Director and shall be painted with earth tones or shades of taupe, beige, olive, burgundy, or other neutral colors approved by the Director; and~~

i. Form and Massing. When parcels abut Pearblossom Highway, the primary building façade shall face Pearblossom Highway and shall include

a recessed entryway and/or a covered porch with vertical support posts made of wood or materials made to look like wood. If the building has a second story, include a balcony.

ii. Roof Design. Each individual building shall contain a rectangular false front or ornamental parapet with either a flat roof or a hidden sloped roof behind.

iii. Wall and Window Designs. Exterior building walls shall have vertical or horizontal building siding, such as the Board and Batten design. Windows along the primary façade shall cover no more than 40 percent of the total area. Muntins shall be used to divide larger windows. To get more natural light into the building, skylights, or additional windows may be added to secondary façades.

iv. Materials and Colors. The building siding, window framing, and any accompanying signage shall be constructed of wood; or engineered wood, fiber cement, or other materials made to look like wood, and shall either be unadorned or be painted with earth tones, such as shades of taupe, beige, olive, burgundy, or other neutral colors approved by the Director.

v. Decorative accents. At least two of the following architectural elements shall be incorporated into the design of the site: cast iron-type benches, Mission bell-shaped lighting fixtures, hitching posts, wood or wooden-looking trash barrels, wagon wheels, shutters, metal lamppost style outdoor floor clock, or a transom window over the main entrance.

vi. Site elements shall maintain the Old West or Western Frontier design, such as the placement of trash receptacles in enclosures that match the architectural style of the primary building and are located to the rear of the property.

b. Spanish Colonial Revival ~~Western or Southwestern style exterior lighting and business signage approved by the Director.~~architecture shall include the following elements:

i. Form and Massing. First floor archways shall be incorporated into the building's design. Where there is a second story, balconies shall be required and shall be made of wrought iron, decorative metal, or wood with painted or stained finishes.

ii. Roof Design. Roofs shall have a low pitch of between 1:12 and 4:12 and shall be made of red clay tiles or materials made to look like them, with either the Spanish S-shape or Barrel Type Mission design.

iii. Wall and Window Designs. At least 50 percent of windows along the primary façade shall be arched (flat arch or semi-circle arch) or shall be framed by an archway architectural element (e.g., colonnade in front of the window). Windows shall be consistently applied along the same story on the same façade.

iv. Materials and Colors. Exterior building walls shall be white or tan in color and made of stucco with smooth or lightly textured finishes (i.e., hand troweled or smaller particles). Window frames shall be a dark color such as black, dark brown, forest green, or navy blue.

v. Decorative Accents. At least two of the following architectural elements shall be incorporated into the design of the building: decorative tiles, clay tile vents, wood brackets, wrought iron railing, a courtyard, recessed niches, window grilles, dark metal or wrought iron light fixtures with curving brackets, or stucco finish chimney with round or rectangular openings.

c. Victorian (Folk) architecture shall include the following elements:

i. Roof Design. Roofs shall have a medium to high pitch of between 6:12 and 18:12 and shall be composed of asphalt, metal, or synthetic shingles with simple gable brackets, vents, and trim.

ii. Wall and Window Designs. Exterior building walls shall have vertical or horizontal building siding, such as the Board and Batten design. Windows along the primary façade shall cover no more than 40 percent of the total area. Muntins shall be used to divide larger windows. To get more natural light into the building, skylights, or additional windows may be added to secondary façades.

iii. Materials and Colors. Bright and expressive paint colors may be used on the building façade. Window and door trims, as well as other decorative elements, such as gable pediments and trim, may be painted in a contrasting color, such as white, to distinguish the architectural elements from the building's siding.

iv. Decorative Accents. At least two of the following architectural elements shall be incorporated into the design of the building: pedimented windows, a transom window over the main entrance, a gable pediment, a square tower

or cupola above the roofline, stone or rough brick veneer at the base of the building, or accented window shutters.

5. Yards.

. . .

b. Parking lots are prohibited in the required front yard area and shall be located to the rear or side of the primary building where feasible.

c. The required front yard area shall be landscaped using drought-tolerant plants from the Southeast Antelope Valley Native Plant List on file with the Department, or other drought-tolerant noninvasive plant species when native plants are not available, and the landscaped area shall include no less than one ~~15-gallon~~24-inch box tree, for every 20 linear feet of street frontage ~~150 square feet of yard area~~.

. . .

6. Lighting and Signage. Lighting and signage shall comply with all applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District) and shall be consistent in design with the building's architectural style by incorporating similar colors and materials as described above. Notwithstanding the provisions of Section 22.144.120 (Roof and Freestanding Business Signs), freestanding signs shall be permitted as follows:

a. Regardless of lot width, at least one freestanding sign shall be permitted on each property. However, more than one freestanding sign may be allowed for wider lots, as provided in Section 22.144.120.

b. Freestanding signs shall not exceed 32 square feet per sign face with a maximum of two faces permitted.

c. The maximum height of freestanding signs shall be 30 feet.

d. No movement or lighting shall be permitted as part of the freestanding sign.

7. Drive-Through Facilities. New drive-through facilities established as part of a restaurant or other eating establishment that are located on parcels adjoining Pearblossom Highway shall require an approved Conditional Use Permit (Chapter 22.158) and the submittal of an on-site stacking plan to be reviewed by Public Works.

SECTION 9. Section 22.340.080 is hereby amended to read as follows:

22.340.090 Modification of Development Standards.

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

~~1. Modification of the development standards specified in Section 22.340.080 (Area Specific Development Standards) shall be subject to the procedures specified in Subsection B, below.~~

B. ~~Modification of Area Specific Development Standards.~~

~~1. Applicability. Modification of the development standards specified in in Subsection A.1, above, subject to a CSD Modification application, in compliance with this Subsection B.~~

~~2. Application and Review Procedures.~~

~~a. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.~~

~~b. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review—Discretionary) and this Subsection B.~~

~~3. Notification. The application shall comply with all noticing requirements as required by a Type II Review (Chapter 22.228), except that the notification radius shall be 1,000 feet of the exterior boundaries of the subject property, as shown on the County's last equalized assessment roll. A copy of the notice shall also be sent to the Sun Village and Littlerock Town Councils.~~

~~4. Findings and Decision.~~

~~a. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection B.4.b, below.~~

~~b. Findings.~~

~~i~~1. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.~~;~~

~~ii~~2. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, to provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens,

and persons with disabilities, to protect of public health, safety and general welfare, prevent adverse effects on neighboring property and conforms with good zoning practice.;

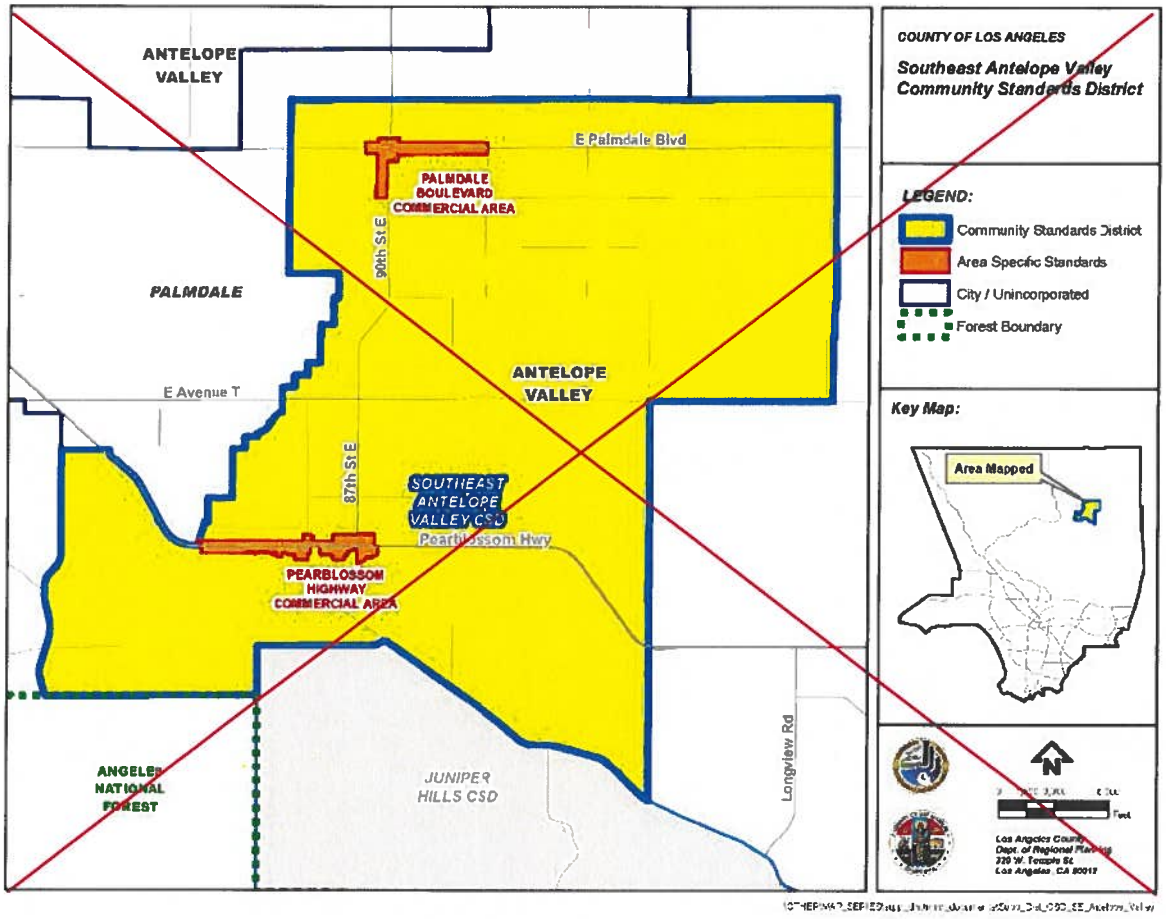
~~iii~~3. The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.;

~~iv~~4. The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships.;

~~v~~5. There are exceptional circumstances or conditions uniquely applicable to the subject property, or to the intended development of the property, that do not apply to other properties within the ~~applicable commercial~~ area governed by this CSD; and.

~~vi~~6. That granting the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD.

FIGURE 22.340-A: SOUTHEAST ANTELOPE VALLEY CSD BOUNDARY



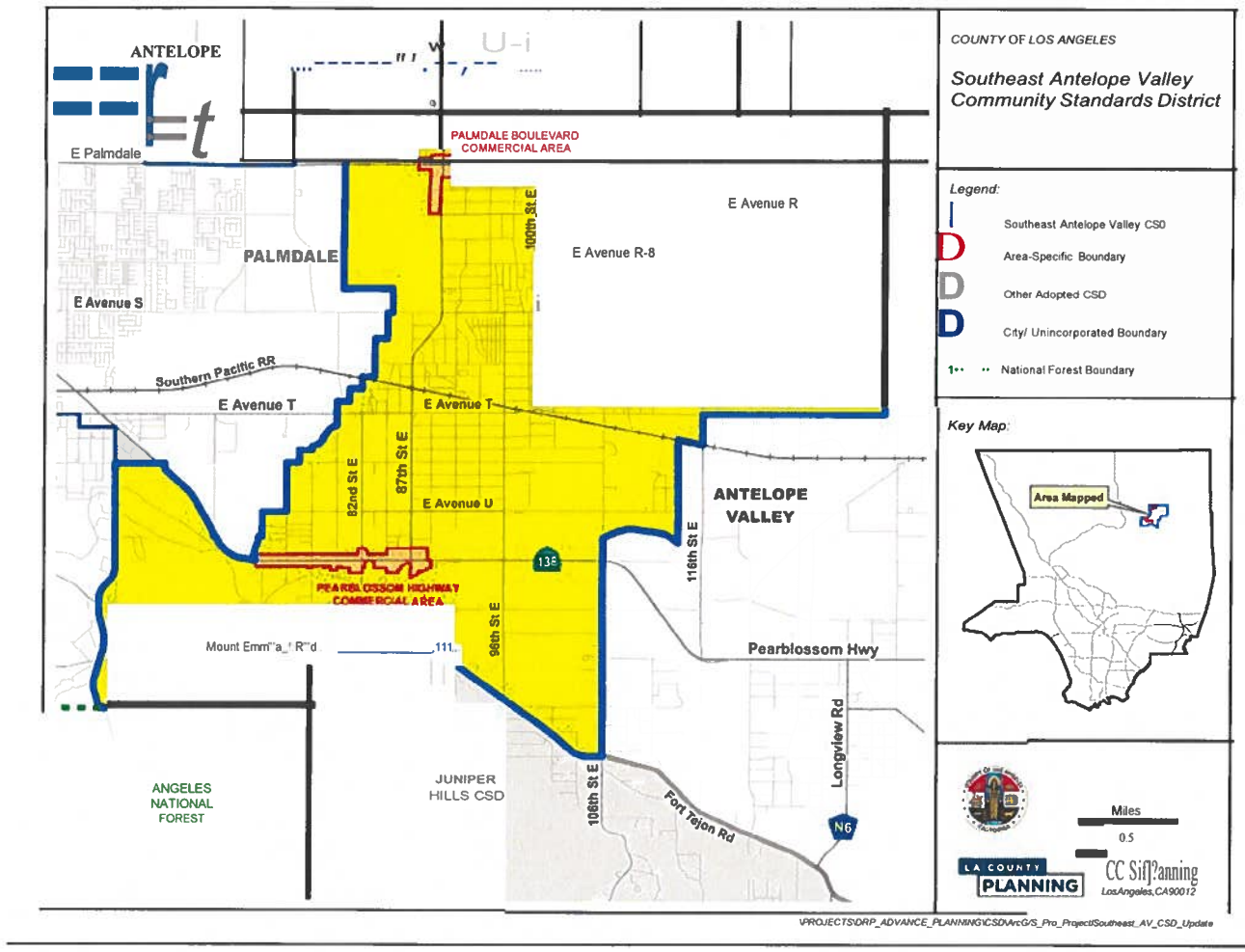
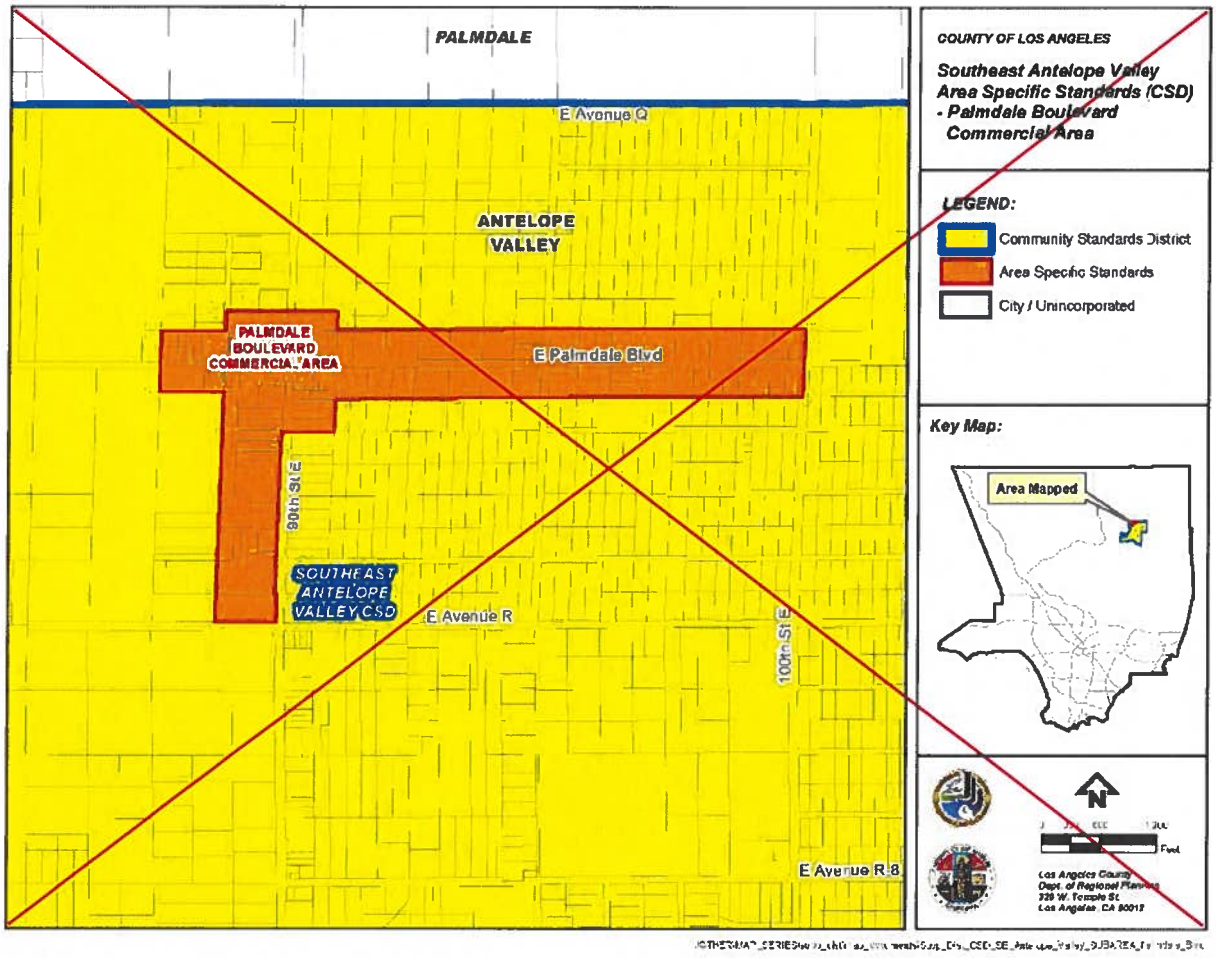

ANTELOPE
E Palmdale
PALMDALE BOULEVARD COMMERCIAL AREA
E Avenue R
PALMDALE
E Avenue R-8
100th St E
E Avenue S
Southern Pacific RR
E Avenue T
E Avenue T
82nd St E
87th St E
E Avenue U
ANTELOPE VALLEY
116th St E
138
PEARBLOSSOM HIGHWAY COMMERCIAL AREA
96th St E
Mount Emm"a_' R"d
Pearblossom Hwy
Longview Rd
ANGELES NATIONAL FOREST
JUNIPER HILLS CSD
106th St E
Fort Tejon Rd
N6
COUNTY OF LOS ANGELES
Southeast Antelope Valley Community Standards District
Legend:
Southeast Antelope Valley CSD
Area-Specific Boundary
Other Adopted CSD
City/ Unincorporated Boundary
National Forest Boundary
Key Map:
Area Mapped
Miles
0.5
LA COUNTY PLANNING
CC Sif?anning
LosAngeles,CA90012
\PROJECTS\DRP_ADVANCE_PLANNING\CSD\ArcG/S_Pro_ProjectSoutheast_AV_CSD_Update

FIGURE 22.340-B: PALMDALE BOULEVARD COMMERCIAL AREA



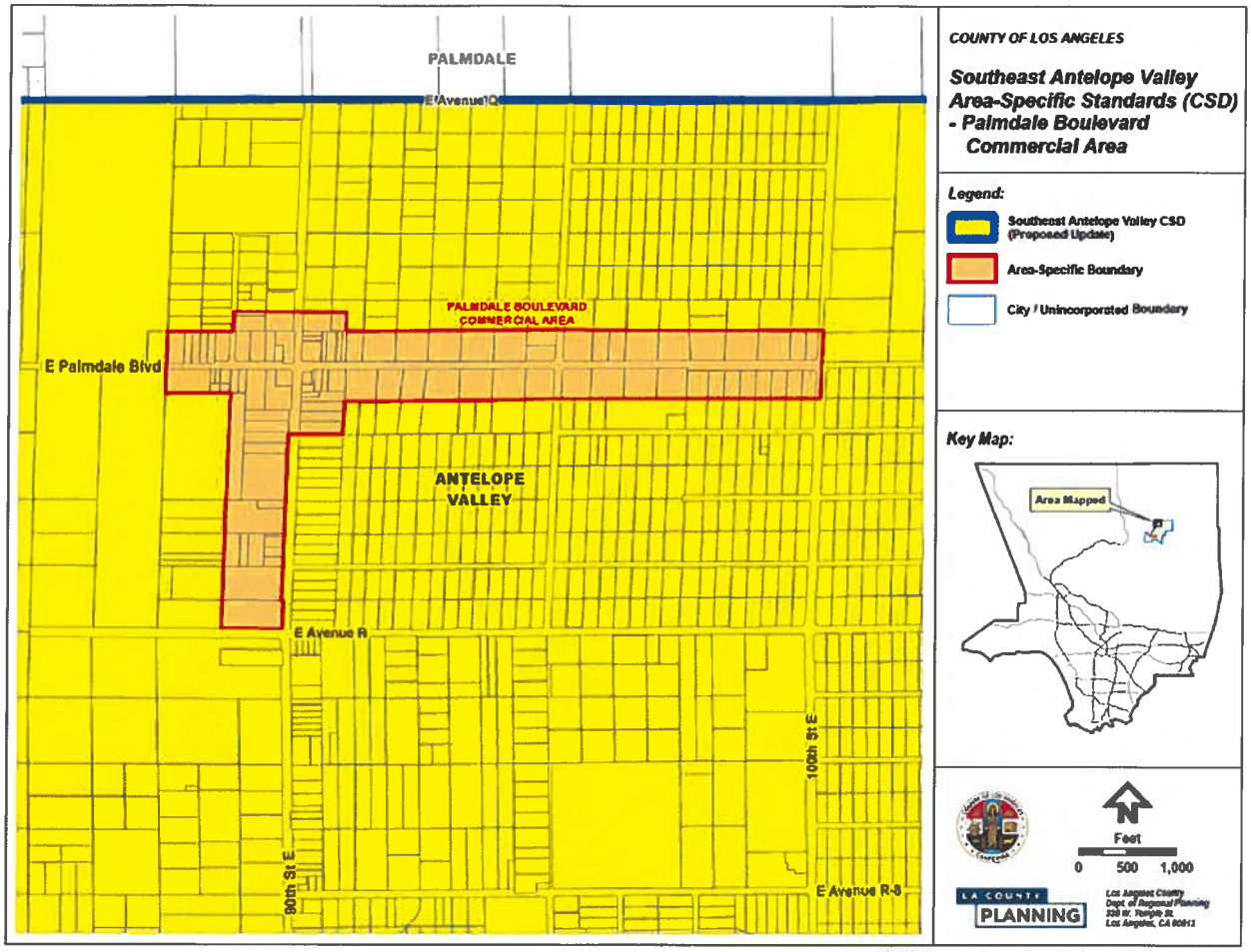
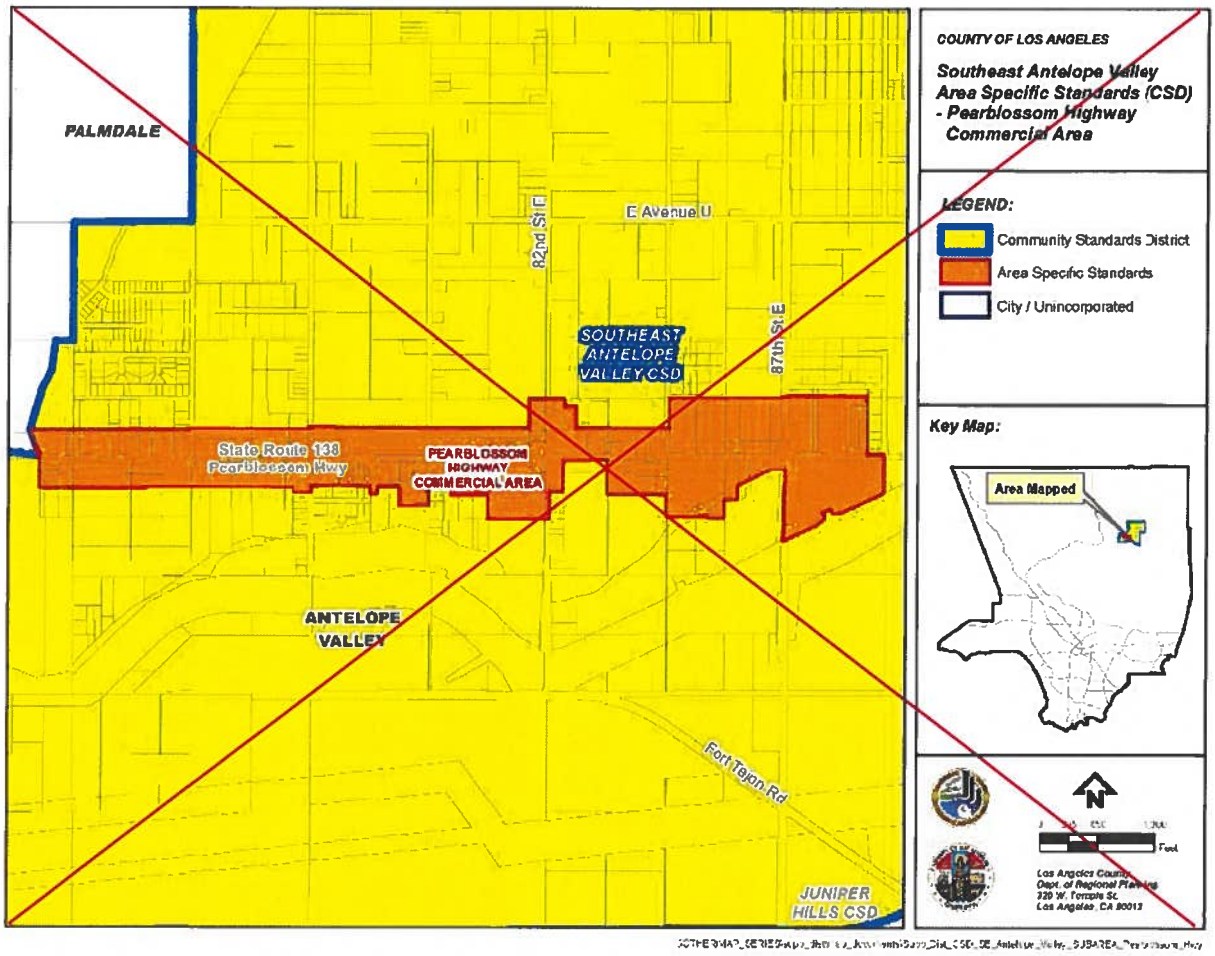
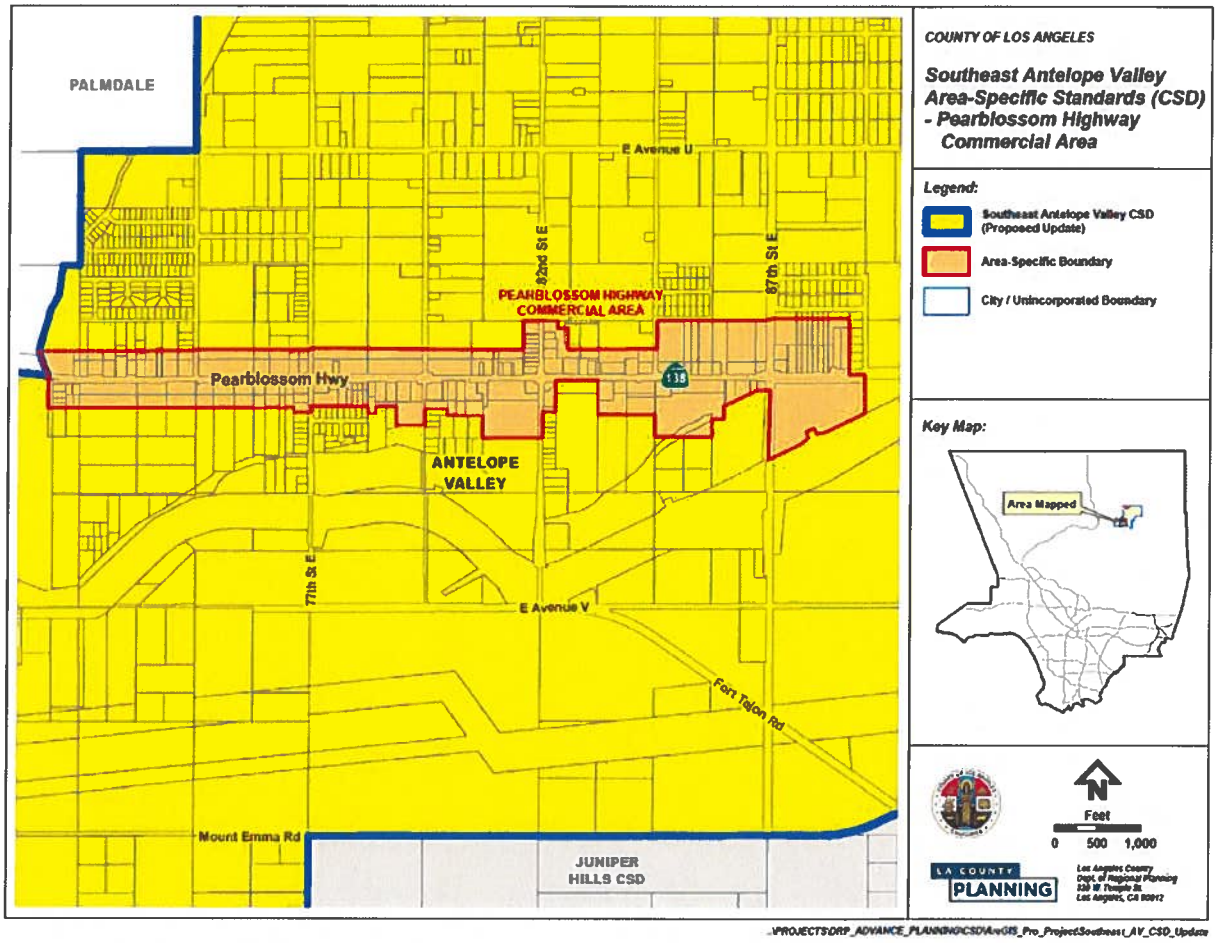

PALMDALE
E Avenue Q
PALMDALE BOULEVARD COMMERCIAL AREA
E Palmdale Blvd
ANTELOPE VALLEY
E Avenue R
90th St E
100th St E
E Avenue R-8
COUNTY OF LOS ANGELES
Southeast Antelope Valley Area-Specific Standards (CSD) - Palmdale Boulevard Commercial Area
Legend:
Southeast Antelope Valley CSD (Proposed Update)
Area-Specific Boundary
City / Unincorporated Boundary
Key Map:
Area Mapped
Feet
0 500 1,000
LA COUNTY PLANNING
Los Angeles County Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
\PROJECTS\DRP_ADVANCE_PLANNING\CSD\ArcGIS_Pro_Project\Southeast_AV_CSD_Update

FIGURE 22.340-C: PEARBLOSSOM HIGHWAY COMMERCIAL AREA





[SOUTHEASTAVCSDLJCC]

SECTION 10. This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.

Chair

ATTEST:

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

I hereby certify that at its meeting of December 19, 2023 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	Supervisors	None
	Holly J. Mitchell		
	Lindsey P. Horvath		
	Janice Hahn		
	Kathryn Barger		

Effective Date: January 18, 2024

~~Operative Date:~~

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 Deputy

APPROVED AS TO FORM:
DAWYN R. HARRISON
County Counsel

By

Nicole Davis Tinkham
Chief Deputy County Counsel

S:\Ordinances\County Counsel\2023\2023-0062