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County Counsel

January 23, 2024

Agenda No. 15
05/23/23

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Re: Title 22 – Pearblossom Community Standard District

Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing regarding the above-referenced project, to amend Title 22 to establish the Pearblossom Community Standard District ("CSD"), which defines and establishes development standards for the unincorporated area of Pearblossom, including vegetation protections, landscape requirements, and regulations for accessory storage, rural artifacts, signs and fences, new subdivisions, rural road design, trails, building materials, and uses in the new Blossom Community Corridor Area. At the conclusion of the public hearing, your Board indicated an intent to approve the Pearblossom CSD. Enclosed are the analysis and ordinance for your consideration.

Very truly yours,

DAWYN R. HARRISON
County Counsel

By 
STARR COLEMAN
Assistant County Counsel

APPROVED AND RELEASED:


THOMAS J. FAUGHNAN
Senior Assistant County Counsel


SC:bh
Enclosures

c: Fesia Davenport, Chief Executive Officer
Celia Zavala, Executive Officer, Board of Supervisors
Amy J. Bodek, Director, Department of Regional Planning

ANALYSIS

This ordinance amends Title 22 – Planning and Zoning of the Los Angeles County Code, to establish the Pearblossom Community Standards District, which defines and establishes development standards for the unincorporated area of Pearblossom.

DAWYN R. HARRISON
County Counsel

By 
STARR COLEMAN
Assistant County Counsel
Property Division

SC:bh

Requested: 05-24-2023

Revised: 01-04-2024

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code, to establish the Pearblossom Community Standards District, which defines and establishes development standards for the unincorporated area of Pearblossom.

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
. . .		
Leona Valley	22.330	2/16/1993
<u>Pearblossom</u>	<u>22.356</u>	2/22/2024
. . .		

SECTION 2. Chapter 22.356 is hereby added to read as follows:

Chapter 22.356 Pearblossom Community Standards District

22.356.010 Purpose.

22.356.020 Definitions.

22.356.030 District Map.

22.356.040 Applicability.

22.356.050 Application and Review Procedures.

22.356.060 Communitywide Development Standards.

22.356.070 Zone-Specific Development Standards.

22.356.080 **Area-Specific Development Standards.**

22.356.090 **Modification of Development Standards.**

22.356.010 **Purpose.**

The Pearblossom Community Standards District ("CSD") is established to implement the goals and policies of the Antelope Valley Area Plan. The Pearblossom CSD improves the quality of life in this community by preserving, protecting, and enhancing its rural character and maintains its unique small-town identity with a Modern Rustic aesthetic, which values the natural environment and supports the artistic, creative, and resourceful spirit of the community.

22.358.020 **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.

Drive-through service points. Location where the first point of service occurs. The following activities are considered points of service: menu boards, service windows, and gas pumps.

Drive-through stacking lanes. Spaces reserved for vehicles queuing on private property for a drive-through facility.

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 does not constitute a gated or walled subdivision.

Hand-painted wall sign. A sign advertising a business or product that is painted directly on a building wall. A mural is not considered a hand-painted wall sign.

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

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.

22.356.030 District Map.

The boundaries of this CSD are shown on Figure 22.356-A: Pearblossom CSD Boundary, at the end of this Chapter.

22.356.040 Applicability.

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 after February 22, 2024. For expansion of an existing legally-established use, as of February 22, 2024, this Chapter shall only apply to the new expansion portion and not to existing development.

22.356.050 Application and Review Procedures.

In addition to other applicable provisions of Title 21 (Subdivisions) and this Title 22 of the County Code, notices of applications 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 shall be mailed to all owners of property located within a 1,500-foot radius of the exterior boundaries of the subject property.

22.356.060 Communitywide Development Standards.

A. Alcoholic Beverage Sales. No business newly engaged in the sale of alcoholic beverages for off-site consumption shall be located within 1,000 feet of any parcel containing an existing legally-established public school or place used exclusively for religious worship.

B. 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") or Caltrans 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. 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, pedestrian and equestrian movement to the maximum extent feasible, so that the highway right-of-way shall be clear of all obstructions, including landscape, 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 with an encroachment permit, granted by Public Works, into the highway right-of-way from a property line to provide access from that property to the vehicular right-of-way or paved highway. 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 by Public Works for geometric improvements, or where commercial, industrial, or institutional uses necessitate alternate designs, as determined by Public Works. This 28-foot width excludes any inverted shoulders or concrete flowlines;

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;

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; and

d. Cul-de-sacs shall be prohibited.

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

1. Trail Standards. Trails built pursuant to this Subsection 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 subdivision to a main trails network shown on the Trails Plan; and

b. Multi-purpose Use. The trails shall be designed to accommodate equestrian, 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 subdivisions shall require that said trails be maintained, subject to approval by Parks and Recreation, either by a homeowner's association, 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, section 22500 et seq. of the California Streets and Highways Code, or it shall be some other entity capable of assessing and collecting trail maintenance fees from the owners of the lots in the new subdivision.

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 connected, to the greatest extent possible, to a network of proposed, existing or feeder trails, and approved by Parks and Recreation.

D. Preservation of Vegetation.

1. Applicability. The standard described in this Subsection is applicable to lots that are two gross acres or greater in size.

2. Disturbance of areas with vegetation shall require a Minor Conditional Use Permit (Chapter 22.160) where the cumulative area of ground disturbed, including, but not limited, to grading, blading, discing, excavating, or scraping, is greater than 25,000 square feet; or a Conditional Use Permit (Chapter 22.158) where the area of ground disturbed is greater than 40,000 square feet, up to 70 percent of the gross acreage of the lot, as shown below in Table 22.356.060-A.

Table 22.356.060-A: Required Permits by Amount of Ground Disturbance of Areas with Vegetation	
Type of Permit	Ground Disturbance Threshold (square feet)
Minor Conditional Use	25,000
Conditional Use	40,000

3. Cumulative ground disturbance of areas with vegetation shall not exceed 70 percent of the total gross acreage of any property.

4. The following materials are required for both Minor Conditional Use Permit (Chapter 22.160) and Conditional Use Permit (Chapter 22.158) applications:

a. A detailed project description, outlining the reason for the proposed ground disturbance of areas with vegetation and the planned use of the property;

b. A plan identifying the location and approximate acreage of all existing and proposed areas with vegetation that will be disturbed or restored on the property. The plan shall also generally describe the type and condition of all vegetation on the property. The landscape plan shall indicate the type and approximate acreage of all existing areas with vegetation proposed to be removed as part of the project and how those removals will be mitigated with revegetation, to the satisfaction of the Department, and 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.

5. Additional Findings for Minor Conditional Use and Conditional Use Permits. In addition to substantiating the findings listed in Sections 22.160.050 and 22.158.050 (Findings and Decision), the applicant shall also substantiate the following:

a. Development plans shall emphasize minimal ground disturbance and the protection of native plants, grasses, shrubs, and trees that intercept, hold, and more slowly release rainfall than bare earth surfaces. Where feasible, development plans shall emphasize the revegetation of previously disturbed areas with native vegetation. 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, shall not create erosion or flooding potential that would cause a safety hazard to structures or off-site properties, as determined by Public Works.

6. Exemptions. The following cases of ground disturbance of areas with vegetation, are exempt from this Subsection:

a. Ground disturbance, including the removal or reduction of areas with 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. Ground disturbance, on publicly owned rights-of-way for roads, highways, flood control projects, or other similar or related uses; and

c. Work performed under a permit issued to control erosion or flood hazards.

E. Property Maintenance.

1. Graffiti. All structures, walls, and fences open to public view shall remain free of graffiti. In the event graffiti occurs, the property owner shall remove or cover the graffiti within 14 calendar days of such occurrence, weather permitting.

2. Rural Artifacts. Rural artifacts are exempt from the minimum required yard setback requirements, provided they are at least five feet from all property lines, have a maximum height of up to six feet, and are maintained in good condition. The exemption is not applicable to rural artifacts that occupy more than 400 square feet of the property or create a public nuisance or pose a safety hazard.

F. 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. External Lighting. Lighting for signage shall utilize externally mounted light fixtures designed to focus all light downward directly onto the sign,

illuminating only the intended area with no light trespass beyond the sign area, in accordance with Section 22.80.080 (Additional Standards for Signs). Lighting shall be compatible with the Modern Rustic aesthetic described in Subsection 22.356.070.B.1, below.

3. Prohibited Signs. In addition to those prohibited by Section 22.114.040 (Prohibited Signs Designated), also prohibited within this CSD are:

- a. Internally Illuminated Signs;
- b. Outdoor Advertising Signs (Billboards); and
- c. Digital and Electronic Signs. Existing signs shall not be converted to digital or electronic billboard signs. Digital and electronic signs include any internally or externally illuminated sign that utilizes digital message technology capable of instantaneously changing the static message on the sign electronically.

4. Wall murals do not constitute a sign and shall be allowed.

G. Streetlights. Streetlights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District).

1. Where installed, streetlights shall utilize the cut-off "Mission Bell" design or equivalent fixture, which prevents light trespass into adjacent Open Space-, Residential-, and Agricultural-zoned properties.

2. Streetlights shall be compatible with the Modern Rustic aesthetic described in Subsection 22.356.070.B.1, below.

H. Subdivisions.

1. Gated or walled subdivisions are prohibited.

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

3. All new streets shall be accessible to the public, and connect internally and externally to the existing street, alley, and path network.

I. Wireless Communications Facilities. Ground-mounted antennas and monopoles shall enhance the community's rural character. Wireless communication facilities that are decorated with the town name or other design elements shall not be considered a Community Identification Sign (Subsection 22.114.200.A).

22.356.070 Zone-Specific Development Standards.

A. Residential and Agricultural Zones.

1. Distance Between Buildings.

a. Distance Between Main Buildings. Notwithstanding Subsection 22.110.050.A.1, a minimum distance of 20 feet shall be required in development projects that have five or more dwelling units, including mixed-use developments, between all main residential buildings on the same lot.

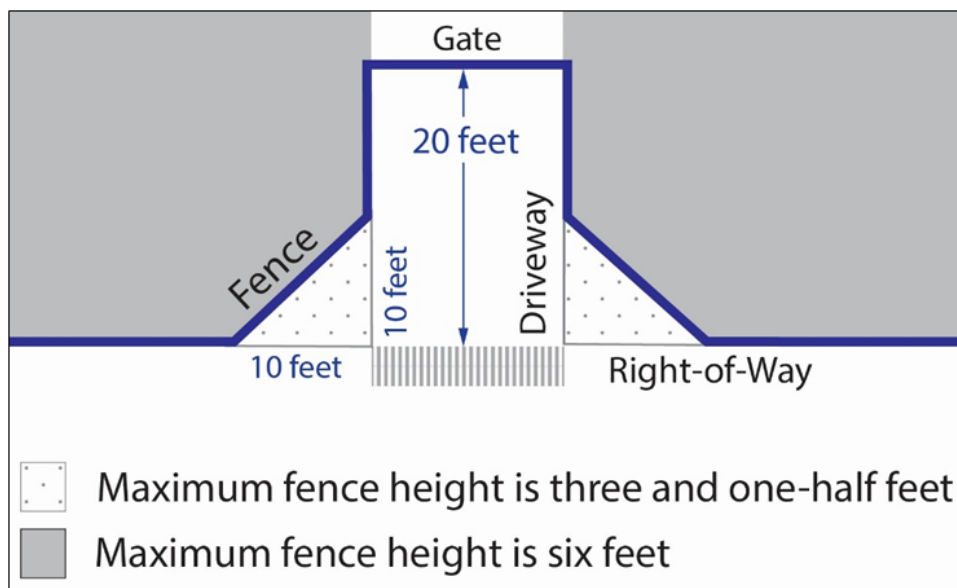
b. Distance Between Accessory and Main Buildings. Notwithstanding Subsection 22.110.050.A.2, and except where a greater distance is required, a minimum distance of 10 feet shall be required in development projects that have five or more dwelling units, including mixed-use developments, between any main residential building and any accessory building on the same lot.

2. Fences and Walls. Notwithstanding the provisions listed in Section 22.110.070 (Fences and Walls), fences and walls may be erected and

maintained in required yards subject to the following requirements and in accordance with Public Works:

a. Front Yards. As shown in Figure 22.356.070-A, fences, walls, and landscape 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. 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 22.356.070-A: LOCATION OF FENCES, WALLS, AND GATES IN THE 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; and

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 ten feet from the right-of way.

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

4. Property Maintenance.

a. Cargo Shipping Containers as Accessory Storage.

Notwithstanding Section 22.140.150 (Cargo Shipping Containers), non-habitable cargo shipping containers for the purpose of storage shall be permitted as an accessory residential use in the R-A, A-1, and A-2 Zones in the quantities identified in Table 22.356.070-A, below, provided the following development standards are met:

Table 22.356.070-A: Cargo Shipping Containers as Accessory Storage		
Gross Acreage of Lot	Maximum Total Linear Feet of Cargo Shipping Container Allowed	Maximum Number Permitted
0 to < ½	20	2
1/2 to < 1	40	2

Table 22.356.070-A: Cargo Shipping Containers as Accessory Storage		
Gross Acreage of Lot	Maximum Total Linear Feet of Cargo Shipping Container Allowed	Maximum Number Permitted
1 to < 2 ½	80	2
2 ½ to < 5	80	4
≥ 5	160	4

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

ii. Placement and Separation. Cargo shipping containers shall not be stacked upon each other and may be placed next to another cargo shipping container with no separation in between them.

iii. Design. Cargo shipping containers shall be painted and shall not display any commercial 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.

iv. Screening. All cargo shipping containers shall be screened to obscure the view of the cargo shipping container from outside of the subject lot on all sides by landscape, existing structures, or painting. Where landscape is used as screening, it shall include trees, shrubs, and other plant materials that can screen the cargo shipping container. The required landscape shall consist of drought-tolerant trees from the Southeast Antelope Valley Native Plant List on file with the Department, or other drought-tolerant, noninvasive tree species when native trees are not available.

Existing trees and native vegetation originally on site that are preserved may be included in this landscape screening requirement.

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

b. On-site Materials Storage Area. The storage of materials in outdoor areas incidental to the primary use of the property, including salvage materials that are used for art projects, hobbies, or other uses on the property, shall be allowed in R-A, A-1, and A-2 Zones subject to the following conditions:

i. Location. The on-site materials storage area is prohibited in any required yard.

ii. Size and Separation. The on-site materials storage area shall be contiguous and not exceed 400 square feet.

iii. Height. The on-site materials storage area shall not exceed six feet in height.

iv. Screening. Screening shall obscure view of the on-site materials storage area from adjacent public and private streets, walkways, and residences at the same elevation. Screening may include the following:

- (1) Existing structures;
- (2) Existing trees and vegetation;
- (3) Landscape;
- (4) Walls; and

(5) Fences, such as chain-link fences with embedded plastic or PVC strips, or with privacy netting.

v. Maintenance of screening. All screening shall be maintained in good condition.

vi. Landscape. Where landscape is used as screening, it shall include trees, shrubs, and other plant materials 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. Existing vegetation originally on-site that is preserved may be included in this landscape screening requirement.

vii. The on-site materials storage area shall not be covered by a roof.

viii. The on-site materials storage area shall comply with all regulations, laws, and ordinances of the County, including, but not limited to, requirements of the Departments of Public Works, Fire, and Public Health.

5. Residential Ranch Entrance Signs.

a. One residential ranch entrance sign is permitted per parcel in Residential and Agricultural Zones, with an additional sign for lots with frontages greater than 200 feet;

b. The maximum sign area for each residential ranch entrance sign shall be 50 square feet per sign face, with a maximum of two sign faces permitted;

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

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

6. Subdivisions.

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

b. Where a subdivision is developed with five or more dwelling units, open space shall be provided at a ratio of not less than 300 square feet per dwelling unit.

c. At least 50 percent of the required open space shall be clustered in one common area with dimensions of at least 15 feet by 25 feet. Such common area shall include recreational amenities accessible to and useable by all building occupants and may include a required yard or any portion thereof, provided that such yard or portion thereof is landscaped or designed as a trail.

B. Rural, Commercial, and Industrial Zones.

1. Aesthetic: Modern Rustic.

a. Building Materials. Except where prohibited by federal and State laws and Title 26 (Building Code) of the County Code, commercial developments and mixed-use developments that include commercial uses, street-facing building

frontage shall have at least 65 percent of the surface area covered by any three building materials listed below to achieve the Modern Rustic aesthetic:

- i. Real wood: unpainted, stained, reclaimed, burnt, and oiled;
 - ii. Steel: weathered; Corten natural finishes; or coated with rusty primer, flat black or grey paint;
 - iii. Natural stone;
 - iv. Brick: clay or compressed earth (excludes concrete masonry units); and
 - v. Glass: textured or frosted.
- b. Lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District) and Subsection 22.356.060.E.2 (Signs, External Lighting).
- c. Signs shall be hand-painted or shall be made of at least one material from the Modern Rustic building materials list in Subsection 1.a, above. Plastic signs shall be prohibited.
- d. Trash enclosures shall be compatible with the Modern Rustic aesthetic and shall be constructed from two materials from the Modern Rustic building materials list in Subsection 1.a, above.

2. Amenities. For commercial developments and mixed-use or industrial developments that include commercial uses, trash receptacles are required. The required trash receptacles shall be compatible with the Modern Rustic aesthetic

and shall be constructed from one material from the Modern Rustic building materials list in Subsection 1.a, above. In addition, at least two of the following pedestrian amenities shall be provided within the subject property:

- a. Benches;
- b. Breezeways;
- c. Community Bulletin Boards;
- d. Drinking Fountains;
- e. Landscaped Trellises;
- f. Plazas; and
- g. Trails.

3. Building Maximum Floor Area.

a. In Rural and Commercial Zones, building maximum floor area shall be 15,000 square feet per structure.

b. In Industrial Zones, building maximum floor area shall be 25,000 square feet per structure.

4. Distance Between Buildings.

a. Distance Between Main Buildings. Notwithstanding Subsection 22.110.050.A.1, a minimum distance of 20 feet shall be required in commercial and industrial developments, including mixed-use developments, between all main buildings on the same lot.

b. Distance Between Accessory and Main Buildings. Notwithstanding Subsection 22.110.050.A.2, except where a greater distance is

required, a minimum distance of 15 feet shall be required in commercial and industrial developments, including mixed-use developments, between any main building and any accessory building on the same lot.

5. Drive-through Facilities.

a. New drive-through facilities are prohibited on a parcel that is within 300 feet of the highway right-of-way of Pearblossom Highway (CA-138).

b. New drive-through facilities established as part of a restaurant or other eating establishment shall require a Conditional Use Permit (Chapter 22.158).

c. The location of the drive-through area, including cashier microphone, speakers, and drive-through lane, shall be located at least 25 feet from the property line of any adjoining Residential- and Agricultural-zoned lots, and speakers and lighted menus shall be oriented away from such lots.

d. Hours of operation for the drive-through area shall open no earlier than 5:00 a.m. and close no later than 11:00 p.m.

e. Conditional Use Permit Materials. In addition to the development standards listed in Section 22.158.040 (Development Standards), applications for Conditional Use Permits to allow drive-through facilities shall include, but not be limited to, the following:

i. A site plan showing the location and dimensions of the following:

(1) Driveways;

(2) Drive-through stacking lane, including lane markings;

(3) Service points (including menu boards and service windows); and

(4) Communications systems, access aisles, and other associated facilities.

ii. An on-site stacking plan to be reviewed by Public Works.

iii. Development standards.

(1) Buffer. Any lot that adjoins a Residential- and Agricultural-zoned lot shall have a buffer along the entire length of that adjoining property line. The buffer shall consist of a minimum six-foot-high solid cement masonry block wall placed along the adjoining property line to reduce noise trespass from the drive-through area.

(2) Screening. The setback area shall be screened with 15-gallon, drought-tolerant trees spaced 15 feet apart, from the Southeast Antelope Valley Native Plant List on file with the Department, or other drought-tolerant, noninvasive tree species when native trees are not available. The landscape screening shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary. Existing trees preserved on-site may be included to fulfill the landscape screening requirement for this Subsection.

(3) Trash Enclosure. The solid waste and recycling bins shall be enclosed by a wall measuring at least five feet tall, but not more than six feet tall; shall have solid doors; shall be compatible with the Modern Rustic aesthetic of the primary building; and shall be constructed from two materials from the Modern Rustic building materials list in Subsection 1.a, above.

6. Height.

a. Excluded from height restrictions of this Section are chimneys, rooftop antennas, rooftop mechanical equipment, structure-mounted renewable energy systems, non-habitable structures used in surface mining operations, and wireless facilities.

b. In Rural and Commercial Zones, structures shall not exceed a maximum height of 30 feet.

c. In Industrial Zones, structures shall not exceed a maximum height of 25 feet.

d. Structures that exceed height restrictions shall require a Conditional Use Permit (Chapter 22.158) application.

7. Landscape. The required landscape shall consist of drought-tolerant trees, shrubs, and groundcovers 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. Existing trees and native vegetation originally on-site that are preserved may be included in this landscape requirement.

- a. General Requirements.
 - i. All lots less than one acre shall have a minimum of 10 percent landscape.
 - ii. All lots one acre and greater shall have a minimum of 20 percent landscape.
- b. Buffer.
 - i. Rural-, Commercial-, and Industrial-zoned lots that adjoin any Residential- or Agricultural-zoned lots shall include a landscaped area of at least 25 feet in width, as measured from the side lot line adjoining said Residential- or Agricultural-zoned property.
 - ii. This landscape buffer requirement shall not be counted toward the general landscape requirement set forth in this Subsection.
- c. Parking Lots.
 - i. Except for carport, rooftop, and interior parking, proposed parking lots with 15 or more parking spaces, shall have a minimum of five percent of the gross area of the parking lot landscaped.
 - ii. The landscape shall be distributed throughout the parking lot to maximize its aesthetic effect and the parking lot's compatibility with adjoining uses.
 - iii. Where appropriate, all areas of the parking lot not used for vehicle parking, vehicle maneuvering, or pedestrian movement or activity, shall be landscaped.

iv. This landscape may be part of the shade plan required by Section 22.126.030 (Tree Requirements), but shall not be counted toward the general landscape requirement set forth in this Subsection.

8. Paving.

a. Notwithstanding Section 22.112.080 (Parking Design), access to parking spaces is from a highway, street, or alley which is paved with asphaltic or concrete surfacing, such parking areas, as well as the maneuvering areas and driveways used for access thereby, shall be paved with pervious materials, unless other materials are deemed necessary for the safety of pedestrian and vehicular traffic by Public Works.

b. Pedestrian pathways shall be marked with pervious pavers, or stone set in pervious gravel.

c. Striping. Where paint striping is not possible, each parking space shall be marked with a wheel stop made of composite lumber or an alternative material.

9. Signs.

a. Roof and Freestanding Business Signs.

i. Frontage. Notwithstanding Section 22.114.120 (Roof and Freestanding Business Signs), roof and freestanding business signs shall be permitted on any developed lot along any street or highway frontage.

ii. Freestanding signs shall be limited to 20 feet in height and measured from the natural grade at the base of the sign and shall not display more than two sign faces.

iii. Both roof and freestanding signs shall have a maximum area of 50 square feet for each sign face where permitted.

b. Wall Business Signs. Each business establishment in a Rural, Commercial, or Industrial Zone fronting on and/or oriented toward one or more public street, highway, or parkway shall have a maximum sign area of 50 square feet, provided it is not a hand-painted wall sign subject to the standard described in Subsection 9.c, below. No wall business sign attached to a building shall extend above the building wall.

c. Hand-painted Wall Signs.

i. Businesses are permitted to have hand-painted wall signs with a maximum sign area of 100 square feet per each wall face, in addition to one wall business sign.

ii. Notwithstanding Section 22.114.110 (Wall Business Signs), hand-painted wall signs may be painted on a maximum of three walls of a building regardless of whether the wall has an entrance or not.

iii. A hand-painted wall sign is not a mural.

10. Subdivisions.

a. Required Area. New lots shall have a minimum lot area of one gross acre.

b. Cul-de-sacs shall be prohibited in new developments.

11. Wall and Screening Requirements. Automobile dismantling; junk and salvage; metal plating; outdoor storage as primary use; recycling processing facilities; scrap metal yards; and truck and recreational vehicle service, storage, rental, and sales, shall provide a solid wall or view-obscuring fence of at least eight feet in height in compliance with Subsection 22.140.430.C.2 (Outdoor Storage, Fences and Walls) along all street frontages to obscure view of operations.

a. The setback area shall be screened with 15-gallon, drought-tolerant trees, spaced 15 feet apart, from the Southeast Antelope Valley Native Plant List on file with the Department, or other drought-tolerant, noninvasive tree species when native trees are not available.

b. The landscape screening shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.

c. Existing trees preserved on site may be included to fulfill the landscape screening requirement for this Subsection.

22.356.080 Area-Specific Development Standards.

A. The Blossom Community Corridor

1. Purpose. This Corridor is established to preserve, protect, and enhance the small-town, Modern Rustic aesthetic of commercial development along Pearblossom Highway, and to promote future development that is consistent with the community's artistic, creative, and rural character.

2. Applicability. The standards contained in this Subsection shall apply within the boundaries of the Area shown on Figure 22.356-B, The Blossom Community Corridor at the end of this Chapter, and include the following:

- a. Any application for a new Commercial or Industrial development;
- b. Renovations in cases where more than 50 percent of the existing exterior walls are cumulatively removed, demolished, or rebuilt;
- c. The new expansion portion of an existing development; and
- d. Change of use.

3. This Subsection shall not apply to existing developments.

4. Metal plating; recreational vehicle sales and rentals; truck sales, rentals, and storage, including incidental repair; and truck storage shall be prohibited on parcels that are located within 500 feet of the highway right-of-way of Pearblossom Highway (CA-138).

5. Landscape. The setback area shall be landscaped with no less than one 5-gallon tree for every 20 linear feet of street frontage. The remaining area shall additionally be landscaped with drought-tolerant shrubs and groundcovers 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. Existing trees and native vegetation originally on site that are preserved may be included in this landscape requirement.

a. The landscape shall be maintained in a healthy condition with appropriate watering, pruning, weeding, fertilizing, and litter removal. This landscaped area shall be verified on a landscape plan submitted to the Department.

b. Trees shall be planted in locations that maintain the required lines of sight for safe pedestrian and vehicular movement to the satisfaction of Public Works.

c. Trees planted near buildings or fire lanes shall be placed in locations that do not adversely impact the Fire Department operations or response times, to the satisfaction of the Fire Department.

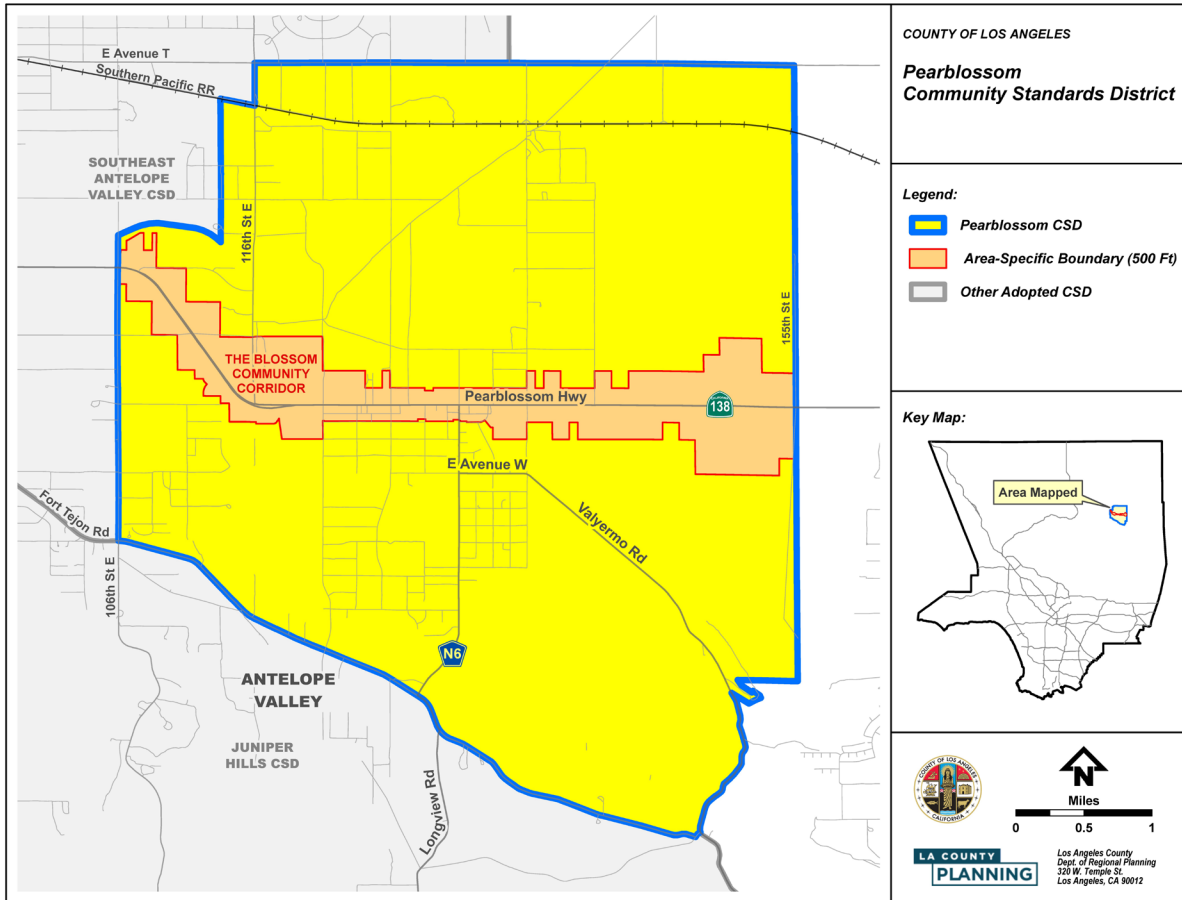
22.356.090 Modification of Development Standards.

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

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

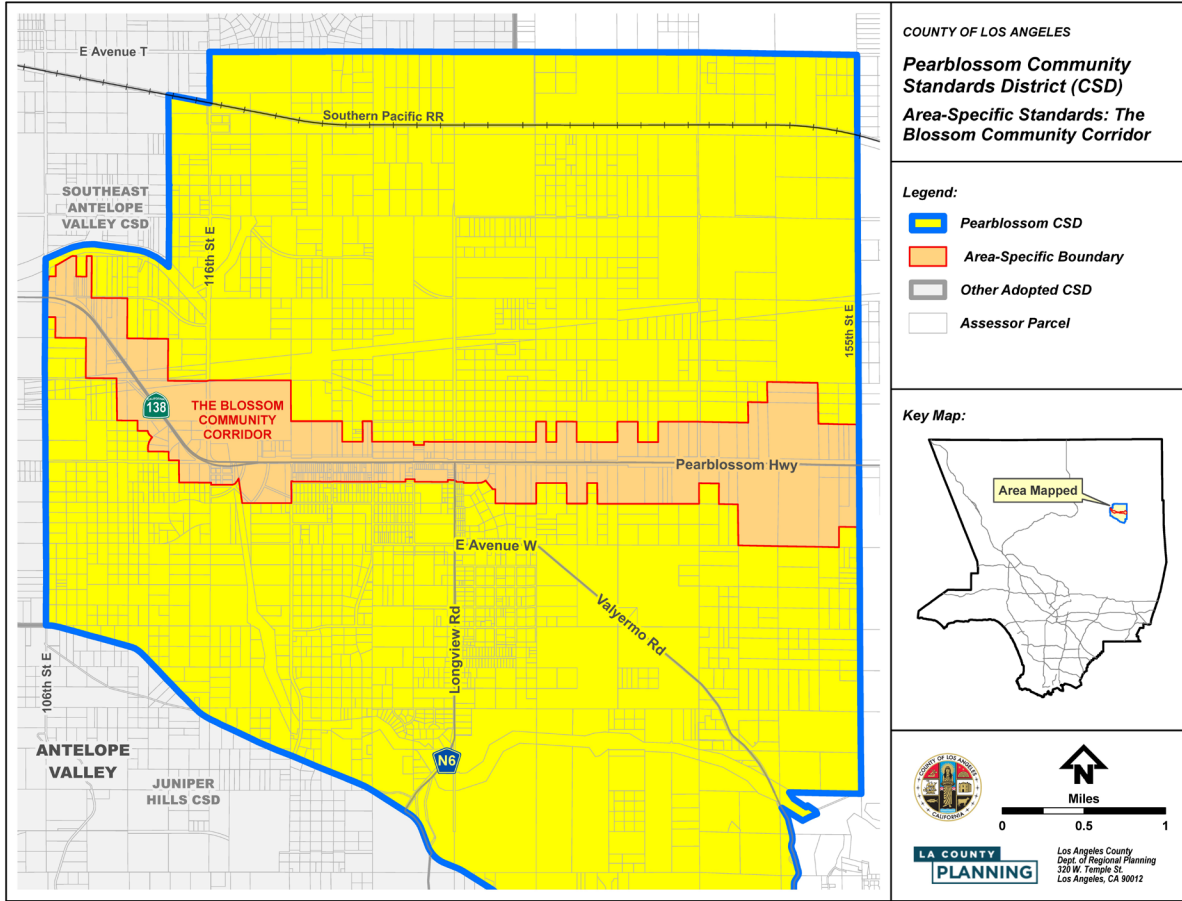
2. There are exceptional circumstances or conditions that are uniquely applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD.

Figure 22.356-A: PEARBLOSSOM CSD BOUNDARY



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Figure 22.356-B: THE BLOSSOM COMMUNITY CORRIDOR



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