

Proposed Changes to the Antelope Valley Area Plan
August 10, 2010

Introduction

In 2009, the Antelope Valley Regional Planning Advisory Committee began looking at specific changes to their Area Plan that would ease certain land use regulations in the Valley, primarily to expand economic opportunities.

The changes can be classified into 3 categories:

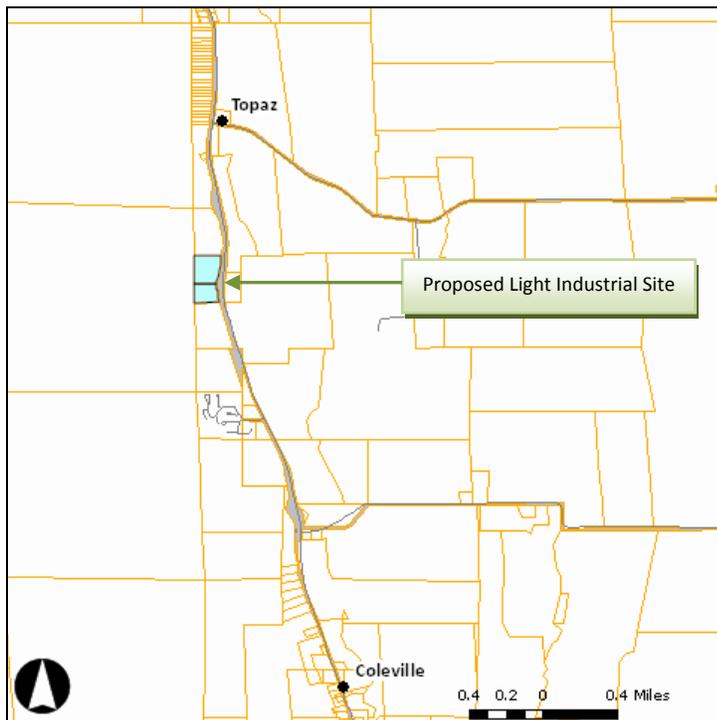
Industrial Park Designation

Heavy Equipment Storage

Home Occupations

Industrial Park Designation

Currently, there is no light industrial area in the Antelope Valley. The lack of this designation has created a situation where there is no place for certain businesses to legally operate. The Mono County General Plan contains policies to “provide for industrial land uses which are economically beneficial to the area and which are compatible with the environment,” and pursuant to policies such as this, the RPAC has supported the creation of an Industrial Park designation on county-owned land at the former site of the Auchoberry pit.



Heavy Equipment Storage

In an effort to address existing non-conforming land uses in the Antelope Valley, staff has proposed changes to the Rural Residential and Agriculture land use designations to permit the keeping and storage of heavy equipment. The General Plan does not define heavy equipment at this time, so the discussion is open to include everything from small tractors (e.g., Bobcats) to backhoes, loaders and earthmovers.

Home Occupations

The RPAC has proposed changes to the General Plan definition of Home Occupations, as it applies to the Antelope Valley. The existing language is below:

04.290 Home occupation.

Home occupations are permitted in all residential designations, subject to obtaining a business license and compliance with the following home-occupation standards. A proposed home occupation must be clearly incidental and secondary to the residential use of the parcel and must be carried on within on-site structures by inhabitants of the parcel.

In order to maintain the home occupation and the business license, the applicant shall comply with all of the following home-occupation standards at all times:

- A. The business shall be confined completely within the dwelling and occupy not more than 25 percent of the gross floor area of one floor thereof;
- B. The business shall involve no sales of merchandise other than that produced on the premises or merchandise directly related to and incidental to the occupation; as long as no other violation of any other subsection occurs;
- C. The business shall be carried on by members of the family occupying the dwelling, with no other persons employed;
- D. The business shall produce no evidence of its existence in the external appearance of the dwelling or premises, or in the creating of noise, odors, smoke or other nuisances to a greater degree than that

normal for the neighborhood (i.e., no delivery trucks);

- E. The business shall not generate pedestrian or vehicular traffic beyond that normal in the neighborhood in which located;
- F. The business shall require no structural, electrical or plumbing alterations in the dwelling;
- G. The business shall involve no equipment other than that customarily used in dwellings; and
- H. The business shall involve no outdoor storage or advertising.

The new language proposed by the RPAC is:

PLANNING AREA LAND USE POLICIES ANTELOPE VALLEY-GOAL

Provide for orderly growth in the Antelope Valley in a manner that retains the rural environment, and protects the area's scenic, recreational, agricultural, and natural resources.

OBJECTIVE D

Maintain and enhance the local economy.

Policy 1: Incubate home businesses within the following guidelines:

Home occupations with business licenses are permitted in all residential and agricultural designations. At least one inhabitant of the parcel must be actively involved in the business and the business may involve his/her/their employees, associates or business partners. Maximum number of employees is five.

California Building Code provisions apply; applicant should consult with the Building Department regarding applicable restrictions.

Home-occupation standards must be adhered to and are as follows:

A. The business shall not produced excessive (per ordinance) noise, dust, odors, vibration, smoke or other substantial nuisances. Entry and exit of vehicles to and from the parcel are exempted from this provision.

B. The business shall not generate pedestrian or vehicular traffic substantially beyond that normal in the neighborhood in which it is located;

C. Except as occurs within the residence, hours of operation shall not extend beyond the hours of 7:00 AM to 8:00 PM, seven days a week.

D. This ordinance does not prohibit construction and/or use of ancillary buildings for home business. Standard Planning, Health and Building Department reviews apply.

E. Storage and vehicle parking on a home-business parcel are not affected.

F. A non-illuminated sign (6 sq. ft. or less in area) describing the business is permitted.

G. Materials used for the business may be stored in the open.

H. The Director of Community Development may direct complaints on compliance to the Planning Commission for resolution.