

Chapter 22.330

Leona Valley Community Standards District.

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22.330.010 Purpose

The Leona Valley Community Standards District (“CSD”) is established to protect, preserve and enhance the community’s unique appeal, including its rural, equestrian and agricultural character. It will protect the community’s sensitive features, including dark skies, significant ecological areas, wetlands, blue-line creeks, rivers, ponds, floodplains, meadows, hillside management areas, archaeological resources, the portion of the Ritter Ridge significant ecological area within Leona Valley, the Leona Divide, adjacent National Forest lands, and local reserves and preserves.

The CSD will also maintain and enhance access to the multi-purpose trail system, enhance the appearance of the community by ensuring that future public and private improvements are consistent with the community’s existing development pattern and eclectic architectural mix, mitigate potential incompatibilities between land uses, minimize the need for urban infrastructure that would alter the community’s character, such as sewers, paved local streets, street lights, concrete sidewalks, and concrete flood control systems and maintain low residential density.

22.330.020 Definitions

(Reserved)

22.330.030 District Map

The boundaries of this CSD are shown on Figure 22.330 – A: Leona Valley CSD Boundary, at the end of this Chapter.

22.330.040 Applicability

(Reserved)

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. 60 days notice shall be provided to the Leona Valley Town Council when such review is required.

22.330.060 Community Wide 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.

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, it should be of an open, non-view obscuring type such as split-rail, open wood, vinyl rail, wrought iron or wire. No slats or other view-obscuring materials may be inserted into or attached to such fences. Trees, vines, and shrubs are permitted. Except for retaining walls, solid, view-obscuring perimeter fences or walls are prohibited. Perimeter is defined as within 10' of the property line or vehicular ingress/egress easements.

D. Outdoor lighting. Outdoor lighting, including streetlights, shall be provided in accordance with the applicable provisions of chapter 22.80 (Rural Outdoor Lighting District).

E. Street improvements. 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. 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.

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 two and one-half gross acres and meet the minimum lot width and minimum yard requirements of this CSD. 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).

G. Utilities.

1. **New Structures.** All wires and cables that provide utility service to any new structure, including but not limited to telephone, television, data (internet) and electricity, shall be placed underground.

2. **Existing Structures.** All wires and cables that provide utility service to any existing structure, including but not limited to telephone, television, data (internet) and electricity, shall be placed underground when the cost of any repairs, alterations, or additions to the structure exceeds 50 percent of the

D total market value of the structure, as determined by Section 22.56.1510.G.1.

3. Exemption. If requested by the applicant, the director may waive the requirements of this subsection as they apply to a specific portion of a lot or parcel of land with topographical, soil, or other conditions that prevent the underground placement of wires and cables, pursuant to consultation with the Department of Public Works.

H. **Vegetation Conservation.** Applications for projects requiring discretionary approval shall include a written analysis demonstrating compliance with the following design guidelines, as they apply to the project:

R 1. The project preserves existing native vegetation to the maximum extent possible. For the purposes of this subsection, "native vegetation" shall be defined as the native plants designated for the corresponding Ecological Zone in the Los Angeles County Drought-tolerant Plant List, as maintained by the Department of Regional Planning.

2. The project does not alter chaparral, manzanita, cottonwood, oak, woodland, grass and/or sage habitats to the extent that watersheds and/or wildlife habitat would be threatened or damaged.

A I. **Trails.** All projects requiring discretionary approval shall contain trail easements that will be dedicated to the County in accordance with the adopted Trails Plan of the Antelope Valley Area Plan. The conditions of approval for these projects shall require that trail construction be completed by the applicant, in accordance with the guidelines provided in subsection 2, and approved by the Department of Parks and Recreation. They may also request connector or feeder trail systems. Trail easements shall accommodate a multi-use trail for pedestrian, mountain bicycling, and equestrian uses.

P 1. Location. Trail easements shall not be located contiguous to local streets or highways, unless the department of parks and recreation determines that no other location is suitable. If a trail easement is located contiguous to a local street or highway, such easement shall not be within the public right-of-way. Trail easements shall be designed to connect to an existing or planned trail alignment(s), pursuant to the adopted Trails Plan of the Antelope Valley Area Plan. Trail easements shall be designed to provide connectivity to recreational uses, such as open space areas, parks, trail heads, bike paths, historical trails or sites, equestrian and multi-use staging areas, campgrounds, and conservation areas.

T 2. Trail Construction. The following guidelines are required for all trail construction, unless modified by the Department of Parks and Recreation on the basis of unique site conditions, including but not limited to steep topography, existing structures, existing trees or other vegetation, or existing utility infrastructure:

- a. The minimum trail easement width shall be 10 feet;
- b. The minimum trail tread width shall be a variable width of six to

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eight feet;

c. The maximum trail cross-slope gradient shall be 3%;

d. The maximum trail running slope gradient shall be 10%;

e. Trail surfacing shall consist of decomposed granite or native stabilized soil; and

f. Driveways are permitted within the trail easement, provided that they are constructed with a non-slip surface such as textured concrete (brush-hammer finish) or textured permeable paving.

3. Trail Maintenance. Trail easements shall remain unobstructed and clear of vegetation and structures, including buildings, utility boxes, gates, and fences or walls. All trails that are not deeded to and maintained by the department of parks and recreation shall be deeded to and maintained by a Homeowners Association or by a Special District. If a Special District is used, such district shall be an entity established pursuant to the Landscaping and Lighting Act of 1972, Section 22500, et. seq., of the California Streets and Highways Code ("Landscaping and Lighting District"), or it shall be some other entity capable of assessing and collecting trail maintenance fees.

4. Notification. Applicants are advised to notify the Leona Valley Town Council, and any other recognized local trail advisory entities, to solicit input regarding trail location.

J. **Density-controlled Development.** Hillside Management. Applications for projects requiring discretionary approval in hillside management areas shall include a written analysis demonstrating compliance with the following design guidelines, as they apply to the project:

1. Grading and Topography.

a. Grading is not conducted uniformly across the entirety of the project and is limited to the pads required for individual structures.

b. Visible topsoils used as grading fill do not appear strikingly different in color and texture from rocks and soils naturally occurring on site.

c. Terracing and retaining walls, if unshielded by landscaping and visible from downslope, are designed with varied gradients and curvilinear shapes that mimic or blend into surrounding contours.

2. Views and Screening.

a. Structures, retaining walls, and graded areas are screened by landscaping and vegetation.

b. Structures are placed to minimize their visibility from surrounding parcels or public viewpoints.

c. Sensitive site design and grading techniques are used to minimize disruption of view corridors and scenic vistas.

3. Surfaces and Reflectance.

a. Structures incorporate a variety of surface faces and non-rectilinear forms instead of flat blank walls.

b. Structures use matte or rough surfacing to diminish reflectance.

- c. Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less.
- D 4. Landscaping.
 - a. Stands of native vegetation are preserved or expanded.
 - b. Mature trees are preserved.
 - c. New trees blending with the surrounding vegetation are planted.

K. **Significant Ridgeline Protection.** Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are highly visible ridgelines that dominate the landscape. The locations of the significant ridgelines within this CSD are shown on the map following this section and the criteria used for their designation are provided in the appendix following this section.

1. The highest point of any structure shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, roof-mounted solar panels, and wind energy conversion systems.
2. Any modification shall require a minor conditional use permit, as provided in Section 22.56.085. In approving such minor conditional use permit, the Director, Hearing Officer or Regional Planning Commission shall make the following findings in addition to those required by Section 22.56.090:
 - a. Alternative sites within the project site have been considered and rejected due to the presence of documented hazards or the potential for greater damage to biota, as determined by a biologist; and
 - b. The provisions of this subsection shall not apply to applications to repair or reconstruct a damaged or destroyed structure that was legally established prior to the effective date of the ordinance creating this CSD.

L. **Grading.** A conditional use permit, as provided in Part 1 of Chapter 22.56, shall be required for any grading on a lot or parcel of land, or in connection with any project, that exceeds 5,000 cubic yards of total cut plus total fill material within any 24 month period. A conditional use permit shall also be required for compacting soil on a lot or parcel of land exceeding the building pad of such lot or parcel of land.

1. In approving a conditional use permit for grading, the hearing officer or regional planning commission shall make the following findings in addition to those required by Section 22.56.090:
 - a. The grading is designed to minimize disturbance to the natural landscape and terrain, and minimize alteration to floodplain areas;
 - b. The grading is designed to preserve existing natural contours and natural rock outcropping features by the use of curvilinear street designs and landform grading techniques that blend any manufactured slopes or required drainage benches into the natural topography; and
 - c. the slope of cut surfaces shall be no steeper than safe for the intended use, and shall be no steeper than two units horizontal to one

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unit vertical (50 percent slope).

d. the amount of soil to be cut from each lot equals the amount of soil to be filled on each lot, and soil will not be transferred from one lot to another.

M. **Land Divisions.** Each land division shall include a condition of approval that prohibits gated or guarded entrances to streets within the land division. There shall be no private streets.

N. **Driveways.** The paving of driveways shall only be required if necessary to comply with the Fire Code or other fire department requirements.

22.330.070 Zone Specific Development Standards

A. **Residential and Agricultural Zones.**

1. Lot Design. Each lot or parcel of land created by a land division shall contain a minimum net area of two and one-half acres and shall have a minimum width of 165 feet.

2. Required Yards.

The minimum front yard is 50 feet;

The minimum rear yard is 50 feet or 25 percent of the average depth of the lot or parcel of land, whichever is greater;

The minimum side yard is 10 feet or 20 percent of the average width of the lot or parcel of land, whichever is greater; and

Required yards shall be measured from the property line, unless it is located within a private street or right-of-way, in which case required yards shall be measured from the edge of the private street or right-of-way closest to the interior of the lot or parcel of land.

3. Housing Design. Applications to construct one or more single-family residences shall include site plans, renderings, and a written statement from an engineer or architect licensed in the State of California, made under penalty of perjury pursuant to Section 2015.4 of the Code of Civil Procedure, demonstrating compliance with the following design guidelines:

a. Front Yards. The depth of a front yard of a single-family residence shall vary from the depth of front yards of single-family residences on adjoining lots or parcels of land by at least 15 feet, provided that the requirements of subsection A.2 are met. If this requirement cannot be met due to unique site conditions, such as irregular lot size dimensions, rock outcroppings, stream beds, or other topographic or environmental features, the statement shall explain the relevant unique site conditions and provide any documentation deemed necessary by the director.

b. Structure Footprint. The structure footprint of a single-family residence shall be different than the structure footprint of single-family residences on adjoining lots or parcels of land. Such variation shall

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not be limited to the placement of fireplaces, porches, turrets, water heaters, and window bays.

c. 2. Height. A structure shall be limited to two stories in height above grade and not exceed 35 feet.

d. Architectural Style. The architectural style of a single-family residence shall be different than the architectural style of the five nearest single-family residences. Examples of architectural style include, but are not limited to: Cape Cod, Colonial, Craftsman, Deco, Farm House, Mediterranean, Modern, Normandy, Ranch, Salt Box, Traditional, and Victorian.

4. Design Elements. The design elements of a single-family residence shall be different than the design elements of the five nearest single-family residences. Design elements shall be defined as the following:

a. Roof style. Examples of roof style include, but are not limited to: Flat, gable, and hip.

b. Siding material. Examples of siding material include, but are not limited to: planks, shingles, stucco, and synthetic log.

c. Building height.

d. Location of driveway and garage entrance.

e. A single-family residence shall not be identical to any single-family residence within a quarter-mile.

5. Balconies. Second story balconies shall not be located in or encroach into the required yard setbacks and shall be designed and constructed to incorporate one or more of the following techniques to maximize privacy:

a. Use walls, trellises or awnings to screen from neighboring properties.

b. Locate so that there are no direct site lines to any neighbor's main windows or patio areas.

6. Cargo Shipping Containers. For the purposes of this subsection, a "cargo shipping container" shall be defined as a reusable transport and storage container designed to be carried on semi-trailer trucks, container ships, and freight trains. Cargo shipping containers shall be permitted on a lot or parcel of land in accordance with the following standards:

a. The maximum number of cargo shipping containers on a lot or parcel of land shall be determined as follows:

One container on lots measuring less than 5 net acres.

Two containers on lots measuring 5 to 7.5 net acres.

Three containers on lots measuring greater than 7.5 net acres.

b. Cargo shipping containers shall not be placed in any required yard or in any area where the parking of vehicles is prohibited by Sections 22.20.025.A (Residential Zones) or 22.24.035.A (Agricultural Zones);

c. Animals shall not be kept in cargo shipping containers.

d. Containers must be painted, free of business logos, and concealed from public view.

D **Commercial Zones.**

1. Maximum Floor Area. The maximum floor area of any single commercial use shall be 2,000 square feet.
2. Height. A structure shall be limited to two stories in height above grade and not exceed 35 feet.
2. Setback. If a structure exceeds 17 feet in height, the minimum setback from an adjoining residential or agricultural zone shall be five feet plus one additional foot for every foot in structure height exceeding 17 feet.
3. A structure shall not contain more than three separate commercial uses.
4. All commercial cannabis activity is prohibited.

22.330.080 **Area Specific Development Standards**
(Reserved)

22.330.090 **Modification of Development Standards**
(Reserved)

APPENDIX FOR SECTION 22.330 CRITERIA FOR SIGNIFICANT RIDGELINES

The designation of the significant ridgelines within the Leona Valley Community Standards District is based on the following criteria:

A
Topographic complexity: Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges are observable from any location on the valley floor, from a community, or from a public road.

Near/far contrast: Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley from a public road or viewpoint located at a higher altitude, such as along the valley rim or a pass. Often, layers of ridges are visible into the distance. This contrast can be experienced viewing an entire panorama or a portion of a panorama from an elevated point.

P
Cultural landmarks: Ridges from views of well-known locations, structures, or other places which are considered points of interest in Leona Valley.

T
Existing community boundaries and gateways: Ridges and surrounding terrain that provide the first view of predominately natural, undeveloped land as a traveler emerges from the urban landscape. These lands introduce visitors to the visual experiences they will encounter in Leona Valley. Draft proposal - January 31, 2018