COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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ROBERT E. KALUNIAN
Acting County Counsel

November 10, 2009

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

Agenda No. 7
08/25/09

Re: Ordinance Amending Title 22 - Planning and Zoning to Add San Francisquito Canyon Community Standards District

Dear Supervisors:

Your Board previously conducted a public hearing regarding the proposed amendment to Title 22 of the Los Angeles County Code to establish the San Francisquito Canyon Community Standards District. At the conclusion of the hearing, you indicated your intent to create the district with modifications and instructed our office to prepare a final ordinance. Enclosed are the analysis and ordinance for your consideration.

Very truly yours,

ROBERT E. KALUNIAN
Acting County Counsel

By Elaine M. Lemke
ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

for Leela Kapur
ROBERT E. KALUNIAN
Acting County Counsel

EML:vn
Enclosures

c: Jon Sanabria, Acting Director
Department of Regional Planning

HOA.645641.1

ANALYSIS

This ordinance establishes the San Francisquito Canyon Community Standards District to protect and enhance the community's rural, equestrian, and agricultural character and its natural features, including ridgelines, significant ecological areas, and flood plains.

The ordinance includes standards for minimum lot sizes, ridgeline grading protection, trail provisions, setbacks and required yards, and creek protection. It also establishes standards for public improvements such as streets, sidewalks, and street lights.

ROBERT E. KALUNIAN
Acting County Counsel

By: Elaine M Lemke
ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

EML:vn

9/15/09 (Requested)

10/21/09 (Revised)

HOA.643145.1

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to establish the San Francisquito Canyon Community Standards District.

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

SECTION 1. Section 22.44.110 is hereby amended to read as follows:

22.44.110 List of districts.

The following community standards districts are added by reference, together with all maps and provisions pertaining thereto:

District Number	District Name	Ordinance of Adoption	Date of Adoption
. . .	. . .	. . .	. . .
35	San Francisquito Canyon	2009-XXXX	X-X-2009

SECTION 2. Section 22.44.144 is hereby added to read as follows:

22.44.144 San Francisquito Canyon Community Standards District.

A. Intent and Purpose. The San Francisquito Canyon Community Standards District ("CSD") is established to protect and enhance the community's secluded rural, equestrian, and agricultural character as well as its natural features, including ridgelines, significant ecological areas, and flood plains. The standards contained in this CSD are intended to ensure reasonable access to public riding and hiking trails, encourage the keeping of animals, minimize the need for urban infrastructure, and preserve the beauty of this natural gateway into the Angeles National Forest.

B. District Boundary. The boundaries of this CSD are shown on the map following this section.

C. Applicability. This CSD shall apply to all new development except for development depicted in site plan reviews and zoning conformance reviews that were submitted prior to the effective date of this ordinance.

D. Community-wide Development Standards.

1. Highway and Local Street Standards.

a. Highway Standards. Alternate rural highway standards shall be utilized for routes shown on the Highway Plan, except for locations where existing infrastructure or commercial and pedestrian traffic are such that the Department of Public Works determines that curbs, gutters, and sidewalks are necessary for safety or to provide pedestrian access compliant with the Americans with Disabilities Act.

b. Local Street Standards.

i. Local streets shall be limited to the use of the inverted shoulder cross-section with a paved width of twenty-eight (28) feet, except for locations where additional pavement is required for geometric improvements by the Department of Public Works or where commercial, industrial, or institutional uses necessitate alternate designs, as determined by the Department of Public Works. This limit excludes the width of any inverted shoulder or concrete flow line.

ii. New curbs, gutters, and sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by the Department of Public Works after consultation with the Department of Regional Planning.

2. Street Lighting. The addition of street lights is prohibited unless deemed necessary by the Department of Public Works. Where installed:

a. Street lights shall be compatible in style and material with the poles on which they are mounted;

b. Street lights shall be placed the maximum distance apart with the minimum lumens allowable by the Department of Public Works; and

c. Street lights shall be designed to prevent off-street illumination and glare. Fully shielded fixtures shall be used to deflect light away from adjacent parcels.

3. Exterior Lighting. (Reserved)

4. Utilities. (Reserved)

5. Signs.

a. Freestanding ranch entrance signs are permitted, provided that at least one driveway unobstructed by a sign is provided on a lot or parcel of land, as required by the Fire Department. Such signs are subject to the following standards:

i. On a lot or parcel of land, not more than one (1) sign shall be placed at each entrance;

ii. The height of each sign shall not exceed twenty (20) feet as measured from mean natural grade; and

iii. The surface area of each sign shall not exceed twenty (20) square feet.

b. Signs that do not conform to the provisions of this subsection, but were existing and legally established as of the effective date of the ordinance creating this CSD, may remain subject to the provisions of Section 22.56.1540.A.2.

6. Vegetation Conservation. (Reserved)

7. Trails.

a. When required by the Department of Parks and Recreation in accordance with the trails map in the Santa Clarita Valley Area Plan, all new land divisions, including minor land divisions, shall contain accessible multi-use trails for pedestrian hiking and walking, mountain bicycling, and equestrian uses. Where feasible, access to these trails must be in the vicinity of the subject land division. These trails shall provide connections, where feasible, to significant recreational uses, including but not limited to, open space areas, parks, trail heads, bike paths, historical trails or sites, equestrian centers, equestrian staging areas, camp grounds, and conservation or nature preserve areas.

b. Trail construction shall be completed in accordance with the conditions set forth by the Department of Parks and Recreation. All information

pertaining to trail requirements shall be shown on tentative parcel or tract maps and the final parcel or tract map prior to final map recordation.

c. In reviewing land divisions, the Hearing Officer or Commission shall consider input by the Santa Clarita Valley Trails Advisory Committee, if provided, regarding trail development.

8. Density-controlled Development. Density-controlled development shall be permitted only if each lot or parcel of land contains a net area of at least two acres.

9. Hillside Management. (Reserved)

10. Significant Ridgeline Protection.

a. Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are ridgelines which, in general, are highly visible and 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.

b. The highest point of a structure shall be located at fifty (50) vertical feet and fifty (50) horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, and wind energy conversion systems.

c. Any modification to subsection D.10.b. shall require a minor conditional use permit, as provided in Section 22.56.085. In approving such permit, the

Director, Hearing Officer, or Commission shall make the following findings in addition to those required by Section 22.56.090:

i. Alternative sites within the project have been considered and eliminated from consideration due to their physical infeasibility or their potential for substantial habitat damage or destruction; and

ii. The project maintains the maximum view of the applicable significant ridgeline through design features, including but not limited to, one or more of the following:

(A) Minimized grading.

(B) Reduced structural height.

(C) Use of shapes, materials, and colors that blend with the surrounding environment.

(D) Use of native drought-tolerant landscaping for concealment.

d. The provisions of this subsection D.10 shall not apply to:

i. Additions to a single-family residence or accessory structure that were legally established as of the effective date of the ordinance creating this CSD, provided that such single-family residence or accessory structure does not exceed five thousand (5,000) square feet in floor area after such additions are constructed; and

ii. The repair or replacement of a damaged or destroyed single-family residence or accessory structure that was legally established as of the

effective date of the ordinance creating this CSD, provided that such single-family residence or accessory structure is built in the same location as the one that was damaged or destroyed and does not exceed five thousand (5,000) square feet in floor area.

11. Grading.

a. 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 five thousand (5,000) cubic yards of total cut plus total fill material within any twenty-four (24)-month period. For purposes of computing the five thousand (5,000)-cubic-yard threshold amount, grading necessary to establish a turnaround required by the Fire Department shall be excluded, but not grading for any private street, right-of-way, or driveway leading to such turnaround.

b. In approving a conditional use permit for grading, the Hearing Officer or Commission shall make the following findings in addition to those required by Section 22.56.090:

i. The grading will be performed in a manner that minimizes disturbance to the natural landscape and terrain through design features, including but not limited to, the location of building pads in the area of the project site with the least slope and/or near a paved street traveled by the public; and

ii. The grading will be accompanied by other design features that maximize preservation of visual quality and community character, including but not limited to, reduced structural height, the use of shapes, materials, and colors

that blend with the surrounding environment, and the use of native vegetation for concealment.

12. Manure Storage. Manure shall be stored at least fifty (50) feet away from any well, water source, or drainage channel, unless placed in a covered trash receptacle.

E. Zone-specific Development Standards.

1. Residential and Agricultural Zones.

a. Lot Design. Each new lot or parcel of land created by a land division shall contain a net area of at least two (2) acres.

b. Required Yards.

i. Each lot or parcel of land shall have a required front yard of at least twenty-five (25) feet in depth;

ii. Each lot or parcel of land shall have a required rear yard of at least twenty-five (25) feet in depth; and

iii. Each lot or parcel of land shall have required interior side yards of at least ten (10) feet in depth.

c. Fences. Fences or walls within required front yards may exceed three and one-half (3 1/2) feet in height, provided that:

i. Fences or walls shall not exceed six feet (6) in height; and

ii. At least seventy-five (75) percent of the fence or wall area above three and one-half (3 1/2) feet in height shall be open and non-view

obscuring. Any non-view obscuring area shall be evenly distributed horizontally along the entire length of the fence or wall.

d. Structure Separation. Structures used in connection with the agricultural uses permitted by Section 22.24.120.B shall be located at least thirty-five (35) feet from any street or highway or any building used or designed for human habitation.

e. Temporary Animal Keeping. Fences for the temporary keeping of animals, including but not limited to pipe corrals, shall be exempt from the provisions of subsections E.1.b and E.1.d, above provided that:

i. Such fences are located at least five (5) feet from any lot line; and

ii. Such fences do not exceed six (6) feet in height.

2. Other Zones. (Reserved)

F. Area-specific Development Standards.

1. San Francisquito Canyon Creek Area.

a. Intent and purpose. This area is established to protect the San Francisquito Canyon Creek.

b. Area Boundary. The boundaries of this area are shown on the map following this section.

c. Fences and walls. Fences and walls are prohibited.

d. Outdoor Storage. Outdoor storage is prohibited.

2. (Reserved)

G. Modification of Development Standards.

1. Modification Authorized. Modification of the development standards specified in subsections E.1.b (Required Yards), E.1.c (Fences), and E.1.d (Structure Separation) shall be subject to the procedures specified in this section. Modification of the other development standards in this CSD, except for ridgeline provisions in subsection D.10 which may be modified as set forth in subsection D.10.c, shall be subject to a variance, as provided in Part 2 of Chapter 22.56.

2. Application. The information required for filing a request for modification pursuant to this subsection G shall be the same as that for Director's review as set forth in Section 22.56.1680 except that the applicant shall also submit:

a. A list, certified by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the County of Los Angeles as owners of the subject property, and as owning property within one thousand (1,000) feet from the exterior boundaries of the subject property;

b. Two sets of gummed mailing labels with the property owners' names and addresses and one photocopy of the labels;

c. A one thousand (1,000)-foot ownership map drawn to a scale of one inch to one hundred (100) feet indicating the location of all such properties and the owners of such properties; and

d. A filing fee, as set forth in Section 22.60.100, equal to that required for a Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.

3. Notice.

a. At least thirty (30) calendar days prior to the date a decision is made, the Director shall send notice of the pending application by first-class mail to the property owners on the list provided by the applicant.

b. The notice shall describe the development proposal and the request for modification. The notice shall also indicate that individuals may submit written protest to the Director within fourteen (14) calendar days following the date on the notice and that such written protest shall be based on issues of significance directly related to the application and provide evidence that the request for modification does not meet one (1) or more of the findings identified in subsection G.4.a.

4. Findings.

a. The Director shall approve or deny the application pursuant to the principles and standards of Section 22.56.1690 and the following findings:

i. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the CSD area; and

ii. That granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD, as provided in subsection A.

b. The Director shall consider each written protest when making a decision on the application. If he determines written protests are based on issues of significance directly related to the application and provide evidence that the request for modification does not meet one (1) or more of the findings, he may request alterations to the development proposal and/or conditions of approval before making a decision on the application.

c. The Director may refer an application to the Commission for consideration at a public hearing. The public hearing shall be subject to the provisions of Part 4 of Chapter 22.60. The Commission shall approve, conditionally approve, or deny the application pursuant to the findings identified in subsection G.4.a. The decision of the Commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

5. Decision.

a. Notice.

i. When the Director approves or denies the application, or refers the application to the Commission, he shall send notice of the decision by certified mail to the applicant and anyone who submitted a written protest.

ii. If the Director approves or denies the application, the notice shall indicate that an appeal may be filed with the Commission within fourteen (14) calendar days following the date on the notice.

b. Appeal.

i. An appeal shall be accompanied by an additional fee for a public hearing to the extent required by Section 22.60.100 under Site Plan Review, Director's Review for Modification of Development Standards in a Community Standards District. The appeal shall be subject to the provisions of Part 4 of Chapter 22.60.

ii. The Commission shall approve, conditionally approve, or deny the appeal pursuant to the findings identified in subsection G.4.a. The decision of the Commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

SECTION 3. Section 22.56.085 is hereby amended to read as follows:

22.56.085 Grant or denial of minor conditional use permit by Director.

A. Any person filing an application for a conditional use permit may request the Director to consider the application in accordance with this Section for the following uses:

. . .

-- Modification of significant ridgeline protection provisions as provided in Sections 22.44.143.D.10.b.~~or~~, 22.44.143.D.10.c.~~,~~ or 22.44.144.D.10.b.

. . .

APPENDIX FOR SECTION 22.44.144

SAN FRANCISQUITO CANYON COMMUNITY STANDARDS DISTRICT CRITERIA FOR SIGNIFICANT RIDGELINES

The designation of the significant ridgelines within the San Francisquito Canyon Community Standards District is based on the following criteria:

- Topographic complexity: Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges can be seen from any location on the valley floor, from a community or neighborhood, or from a public road.
- Near/far contrast: Ridges that are 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. This contrast can be experienced viewing an entire panoramic view or a portion of a panoramic view from an elevated point.
- Cultural landmarks: Ridges that frame views of well-known locations, structures, or other places which are considered points of interest within the community or region.
- Uniqueness and character of a specific location: Peaks and their buttressing ridges. This is represented by ridges that frame rocky outcroppings, other unique geological features, and areas of extraordinary natural beauty.

- Existing community boundaries and gateways: Ridges and surrounding terrain that provide the first view of predominantly natural, undeveloped land as a traveler emerges in the community. These lands introduce visitors to the visual experiences they will encounter in the community and gateways include the surrounding ridges that provide a skyline and boundary to the community.

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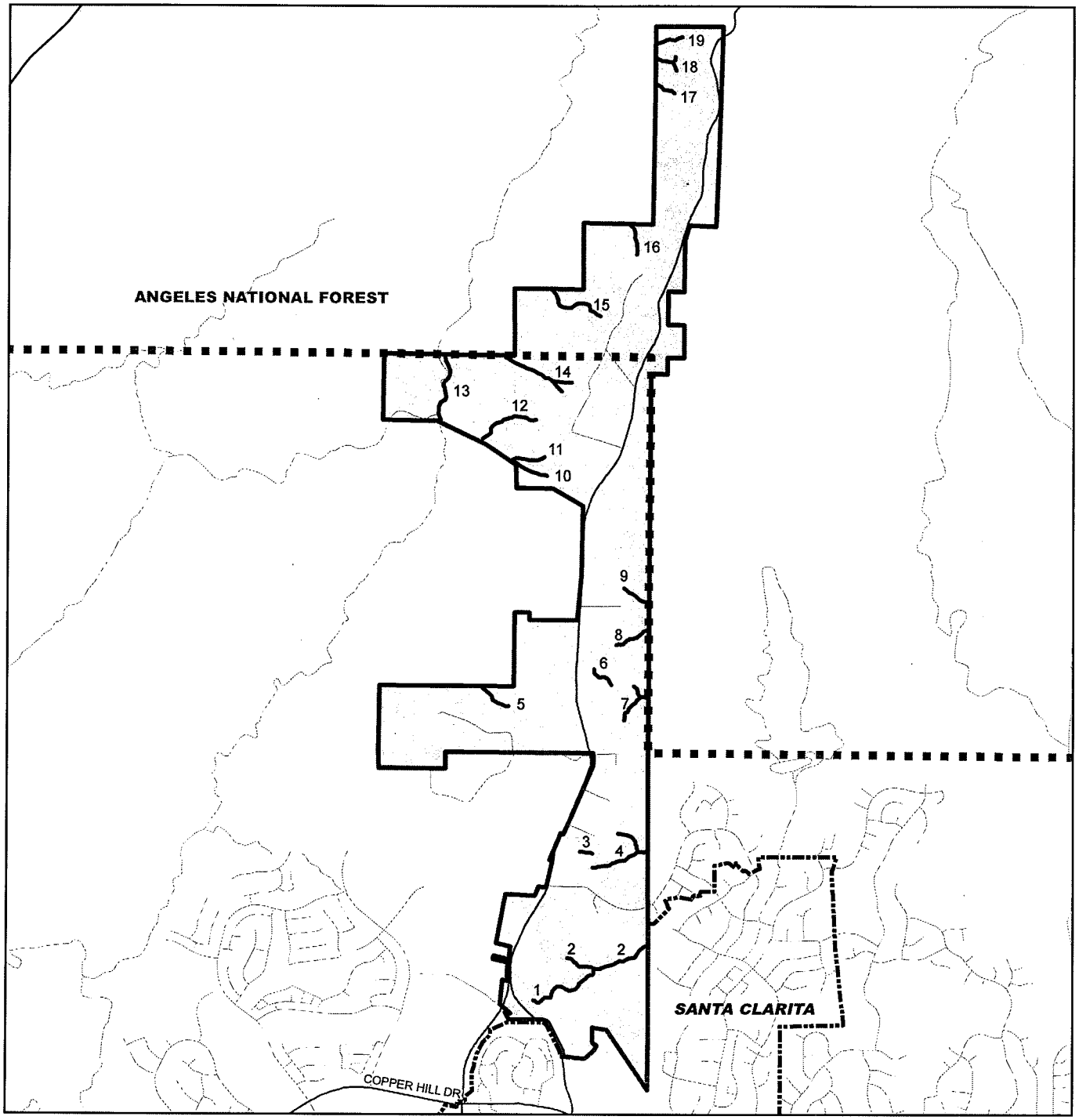
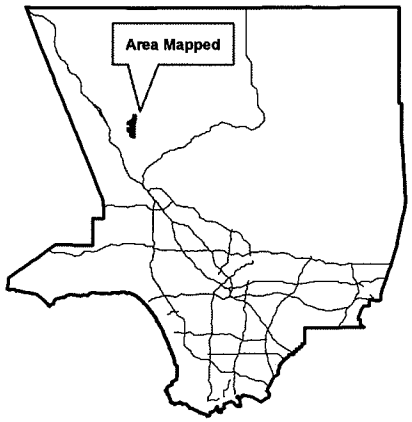


Boundary of the San Francisquito Canyon Community Standards District and Designation Of Significant Ridgelines

Legend:

- Significant Ridgelines
- CSD Boundary
- City Boundary
- Forest Boundary

Key Map:



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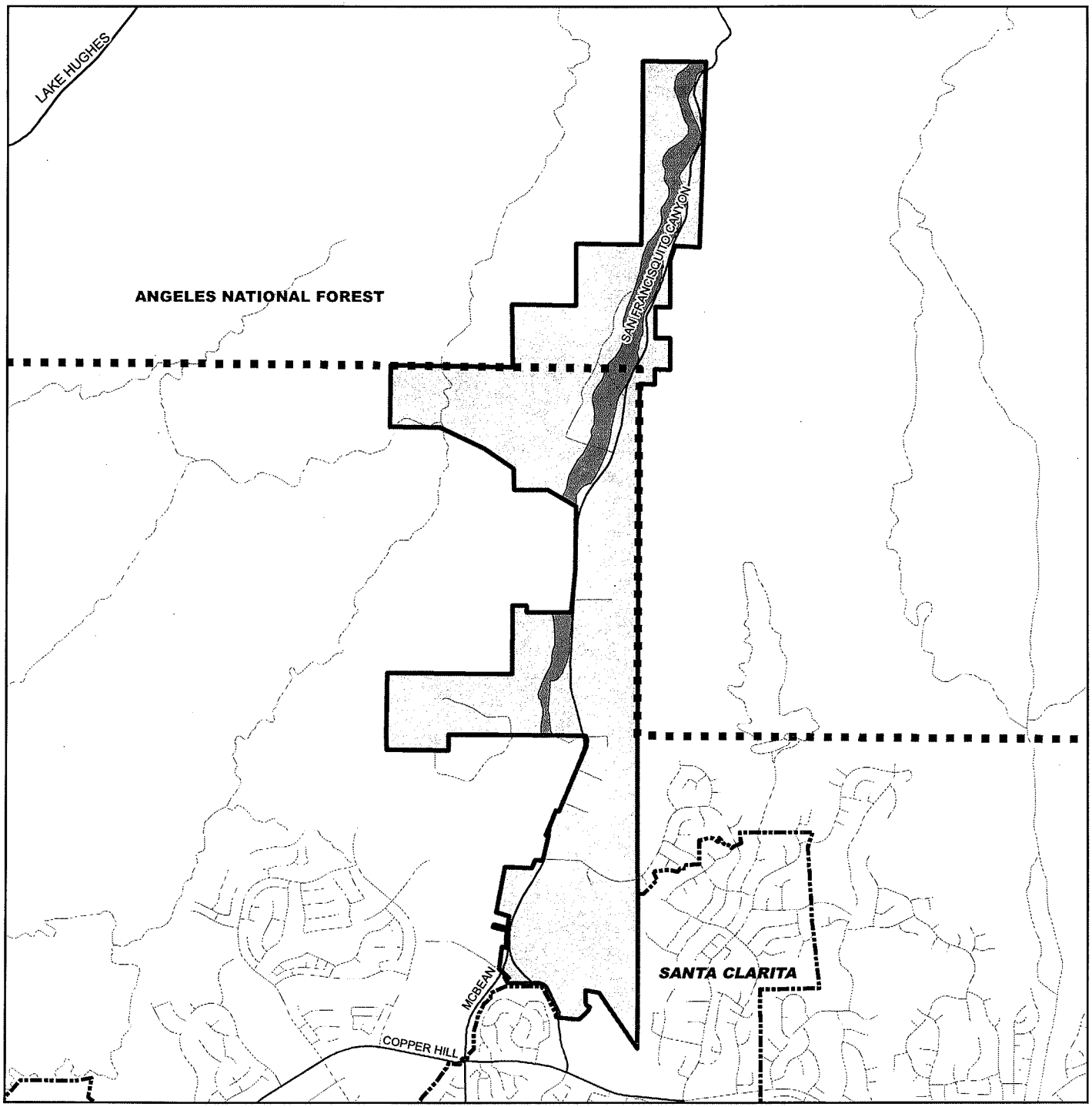
Los Angeles County
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

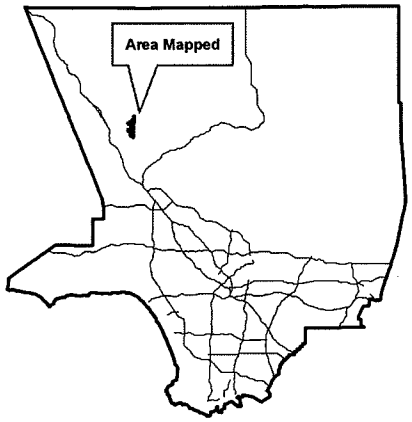


Boundary of the San Francisquito Canyon Community Standards District Creek Area

Legend:

- CSD Boundary
- Creek Area
- City Boundary
- Forest Boundary

Key Map:



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Los Angeles County
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

EXECUTIVE OFFICE – BOARD OF SUPERVISORS

AGENDA ENTRY

DATE OF MEETING	NOVEMBER 10, 2009
DEPARTMENT NAME:	COUNTY COUNSEL
BOARD LETTERHEAD:	COUNTY COUNSEL
SUPERVISORIAL DISTRICT AFFECTED:	FIFTH
VOTES REQUIRED:	3
CHIEF INFORMATION OFFICER'S RECOMMENDATION:	☐ APPROVE ☐ APPROVE WITH MODIFICATION ☐ DISAPPROVE

*** * * * *ENTRY MUST BE IN MICROSOFT WORD* * * * ***

Instructions: To comply with the Brown Act requirement, the reader should fully understand what the department is asking the Board to approve. The recommendation must describe what the action is for, with whom the action is being taken, fiscal impact, including money amounts, funding sources and effective dates. Also, include an instruction for the Chair(man) or Director to sign when such signature is required on a document.

Recommendation: Ordinance for adoption amending the County Code, Title 22 – Planning and Zoning relating to the establishment of San Francisquito Canyon Community Standards District ("CSD"). The ordinance establishes the San Francisquito Canyon CSD and includes standards for minimum lot sizes, ridgeline grading protection, trail provisions, setbacks and required yards, and creek protection as well as standards for public improvements such as streets, sidewalks, and street lights.