

**JUNIPER HILLS
COMMUNITY STANDARDS DISTRICT**

DRAFT

Prepared by
*Los Angeles County Department of Regional Planning
Countywide Studies Section*

In cooperation with
Juniper Hills Town Council

November 1, 2006

ORDINANCE NO. _____

An Ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to establish the Juniper Hills Community Standards District.

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

SECTION 1. Section 22.44.110 of the Los Angeles County Code is amended to add the Juniper Hills Community Standards District as follows:

22.44.110 List of Districts.

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

District Number	District Name	Ordinance of Adoption	Date of Adoption
...
30	Juniper Hills	_____	_____

SECTION 2. Section 22.44.139 is added to read as follows:

22.44.139 Juniper Hills Community Standards District.

A. Purpose. The Juniper Hills Community Standards District (“CSD”) is established to ensure that future public and private improvements are consistent with the community’s existing development pattern as well as the goals, objectives, and policies of the Antelope Valley Areawide Plan. Juniper Hills is a rural community in which dispersal of land uses is preferred over concentrated density and is an inappropriate location for urban infrastructure such as expensive public sewage and water systems. These standards aim to maintain the low densities, secluded rural character, unique desert foothill appearance, and significant natural resources of the community.

B. District Boundary. The boundaries of this CSD are shown on the map following this section and on file with Ordinance _____.

C. Community-wide Development Standards.

1. Public Notification. Applications for conditional use permits, general plan and area plan amendments, tentative tract maps and parcel maps, variances, zone changes, and other zoning permits shall contain the following information in addition to that required by the other provisions of this title:

a. Maps in the number prescribed, and drawn to a scale specified by the director, showing the location of all property included in the request, the location of all highways and streets and the location and dimensions of all parcels of land within a distance 1,000 feet from the exterior boundaries of the subject parcel of land;

b. One copy of said map shall indicate the uses established on every parcel of land shown within said 1,000-foot radius;

c. A list, certified by affidavit or statement under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, 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 parcel of land and as owning parcels of land within a distance of 1,000 feet from the exterior boundaries of the subject parcel of land. If, in using this 1,000-foot radius, the list does not include at least 25 property owners, excluding the applicant, the radius shall be expanded so that the list includes at least 25 property owners, excluding the applicant. Two sets of mailing labels for these property owners shall also be included.

2. Street Improvements.

a. Streets shall be limited to a paved width of 26 feet, excluding any inverted shoulder, concrete flow line, or slope easement.

b. Where shoulders are deemed necessary for the safety of pedestrian and vehicular traffic by the department of public works, inverted shoulder cross-sections shall be utilized.

c. Curbs, gutters, and sidewalks are prohibited on new streets constructed in conjunction with a land division.

d. Curbs, gutters, and sidewalks are prohibited on existing streets unless supported by the community and deemed necessary for the safety of pedestrian and vehicular traffic by the department of public works.

3. Street Lighting.

a. Street lights are prohibited on new streets constructed in conjunction with a land division.

b. Street lights are prohibited on existing streets unless supported by the community and deemed necessary for the safety of pedestrian and vehicle traffic by the department of public works. Where installed:

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

ii. Street lights shall be placed the maximum distance apart with the minimum lumens allowable by the department of public works.

iii. Street lights shall be designed to prevent off-site illumination and glare. Hooding and shields shall be used to deflect light away from adjacent parcels.

4. Access. The following standards shall apply to private streets and right-of-ways that provide access to one or more lots or parcels of land:

a. Paving shall only be required if necessary to comply with fire department regulations and the requirements of the Fire Code; and

b. Width shall be limited to 26 feet unless a greater width is necessary to comply with fire department regulations and the requirements of the Fire Code.

5. Utilities. All utility lines leading to a new residential structure shall be placed underground from their point of entry onto the property.

6. Drainage. Drainage structures shall utilize natural materials and colors and shall not alter natural drainage courses to the maximum extent feasible.

7. Trails. In reviewing and establishing design conditions for any land division, the commission or the hearing officer shall make a determination as to whether the land division promotes the community trails objectives stated in the Trails Plan of the Antelope Valley Areawide General Plan.

8. Lot Design.

a. Each new lot or parcel of land created by a land division shall contain a gross area of not less than five acres.

b. Each new lot or parcel of land created by a land division shall have a required width of not less than 330 feet and a required length of not less than 330 feet.

9. Hillside Development. Density-controlled development shall be prohibited in this district.

10. 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. For purposes of computing the 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.

11. Vegetation Conservation.

a. The removal or destruction of vegetation of any kind on a lot or parcel of land two and one half acres or greater in size shall require a conditional use permit pursuant to Part 1 of Chapter 22.56 where the area of removal or destruction is greater than thirty percent of the gross area of the lot or parcel.

b. This subsection shall not apply to the removal or destruction of vegetation:

i. On a publicly owned right-of-way;

ii. That is necessary for the construction of additions to single family residences permitted by this Title 22;

iii. That is necessary for the construction of accessory structures or additions to accessory structures permitted by this Title 22;

iv. That is necessary to implement the State of California's vegetation management program, is necessary to implement fire hazard reduction projects approved by the local and State Fire Safe Counsel, is necessary to comply with county regulations relating to brush clearance or fire safety, or is otherwise required by the fire department;

v. For work performed under a permit issued to control erosion or flood hazards; or

vi. For an agricultural purpose permitted by this Title 22.

c. Where a land division is proposed:

i. Plans depicting existing vegetation shall be submitted with the application;

ii. When the land division proposes new development, fuel modification plans shall also be submitted with the application, and the commission or hearing officer, in conjunction with the fire department, shall make a determination as to whether fuel modification plans are in compliance with this subsection;

iii. When the land division proposes new development, a covenant shall be filed with the county recorder to ensure permanent maintenance of vegetation on lots or parcels of land created by the land division and related development, barring a fire or other natural disaster; and

iv. When the land division does not propose new development, a covenant shall be filed with the county recorder to ensure permanent maintenance of vegetation on lots or parcels of land created by the land division until such time that development is proposed, barring a fire or other natural disaster.

d. Where a new single family residence is proposed on an unimproved lot or parcel of land two and one half acres or greater in size:

i. Site plans shall be submitted to the Director pursuant to Part 12 of Chapter 22.56 that depict existing vegetation;

ii. Fuel modification plans shall also be submitted to the Director and the Director, in conjunction with the fire department, shall make a determination as to whether fuel modification plans are in compliance with this subsection; and

iii. A vegetation conservation covenant shall be filed with the county recorder to ensure permanent maintenance of vegetation on the lot or parcel of land that is to be developed, barring a fire or other natural disaster.

e. Transplantation of vegetation is encouraged as an alternative to removal.

12. Vegetation Conservation Buffer. Notwithstanding the provisions of Subsection 11 of this CSD:

a. A vegetation conservation buffer with a depth of not less than 30 feet shall be established and maintained along the boundary of a lot or parcel of land bordering upon a public street or a private street or right-of-way. If more than one boundary of a lot or parcel of land borders upon a public street or private street or right-of-way, the vegetation conservation buffer shall be established and maintained along the boundary of the lot or parcel of land bordering upon the widest public street or private street or right-of-way;

b. In cases where the vegetation conservation buffer is established along a boundary of a lot or parcel of land bordering upon a private street or right-of-way, the 30 foot depth shall be measured from the legal extent of such street or right-of-way; and

c. No vegetation of any kind within the vegetation conservation buffer shall be removed or destroyed, with the following exceptions:

i. Vegetation may be removed for the purpose of establishing wells, well pump houses, pumps, tanks, and other well-related fixtures;

ii. Vegetation may be removed for one driveway path for each 165 feet of lot width; and

iii. Vegetation may be removed for compliance with county regulations relating to brush clearance safety, fuel modification, or other fire department requirements.

13. Required Yards.

a. All required yard areas shall have a minimum depth of not less than 30 feet.

b. Required yard areas shall be measured from the property boundary unless such boundary is located within a private street or right-of-way providing access to one or more lots or parcels of land, in which case required yard areas shall be measured from the legal extent of such street or right-of-way.

c. Wells, well pump houses, pumps, tanks, and other well-related fixtures are permitted within all required yard areas.

d. Fences. Fences and walls within required yard areas shall comply with Section 22.48.160 in addition to the following provisions:

i. For purposes of this subsection, perimeter fences are defined as those fences or walls that mark the boundaries of a lot or parcel of land and agricultural fences are defined as those fences or walls used to contain livestock or other animals;

ii. Perimeter fences within any required yard area shall not exceed a height of six feet;

iii. At least 90 percent of the top three feet of the vertical surface of all perimeter fences shall be open and non-view obscuring;

iv. Agricultural fences are prohibited within any required yard area;
and

v. Barbed or concertina wire shall not be used in conjunction with any fence within any required yard area.

e. Modifications to yard requirements may be granted by the director of planning pursuant to Section 22.48.180, provided that:

i. An application is filed for the director's review and approval in accordance with Part 12 of Chapter 22.56; and

ii. Such application includes the information specified in Subsection C.1 of this CSD.

14. Lighting. Exterior lighting shall be designed to prevent off-site illumination and glare. Hooding and shields shall be used to deflect light away from adjacent parcels and public areas.

D. Zone-specific Development Standards. (Reserved)

E. Area-specific Development Standards. (Reserved)

F. Exemptions. This CSD shall not apply to:

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

- a. Building permits;
- b. Director's reviews;
- c. General plan amendments and area plan amendments;
- d. Tentative tract maps and parcel maps;
- e. Zone changes;
- f. Zoning conformance reviews; and

- g. Zoning permits listed in Chapter 22.56.
- 2. Additions to existing structures, provided that such additions do not cumulatively increase the existing floor area of any structure by more than 25 percent.