



# Placerita Canyon

## Property Owners Association

### **17.39.020 Placerita Canyon Special Standards District.**

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A. *Intent and Purpose.* The purpose of the Placerita Canyon special standards district (PCSSD) is to protect, maintain, preserve and enhance the secluded, rural equestrian character of the community, to enhance the community's unique appeal and to help mitigate the cumulative impacts of residential development.

Additionally, it is the purpose of these special standards to ensure that new and expanded structures are compatible with the characteristics of surrounding single-family residential neighborhoods, and protect the light, air, and privacy of existing single-family residences from negative impacts. These standards are also intended to ensure reasonable access to public riding and hiking trails, and to minimize the need for installation of infrastructure such as sewers, streetlights, concrete sidewalks and concrete flood control systems that would alter the community's character, while providing for adequate drainage and other community safety features.

B. *Property Development Standards.* The following requirements shall apply in all zones in the area identified as Placerita Canyon on the official zoning map and as described in subsection (G) of this section:

1. Animals which are kept or maintained as pets shall be permitted to continue when in accordance with the following:
  - a. Two (2) horses or other similar animals which, in the opinion of the Director, are neither obnoxious nor detrimental to the public welfare may be kept on a lot or parcel of land which has a minimum area of five thousand (5,000) square feet, but less than fifteen thousand (15,000) square feet.
  - b. The requirements of Chapter [17.62](#) (Animal Keeping) with respect to animal keeping are met, with the exception of the minimum lot area above.
2. Any new development shall adhere to the following standards or provide the following amenities:
  - a. Trails.

- i. Riding and hiking trails shall be provided as depicted on the latest Placerita Canyon Backbone Trails exhibit on file with Parks, Recreation and Community Services, to the satisfaction of the Director of Parks, Recreation and Community Services;
  - ii. Trails shall be fenced to the satisfaction of the Director of Parks, Recreation and Community Services, with fences of a rustic wood appearance;
  - iii. Trail access shall be provided at all river crossings;
  - iv. There shall be no obstructions including, but not limited to, landscaping, trash receptacles, or other similar structures within a designated trail;
  - v. Fencing shall not be permitted to cross riverbeds in such a manner as to deny trail access;
  - vi. All new residential projects of greater than four (4) dwelling units and all new commercial, industrial and institutional projects (including expansion thereof) shall provide trail easements, consistent with community goals and the Placerita Canyon backbone trails exhibit, to the satisfaction of the Director of Parks, Recreation and Community Services;
  - vii. Unobstructed multipurpose pathways for both pedestrian and equestrian uses shall be developed in each new development to the satisfaction of both the Director of Public Works and the Director of Parks, Recreation, and Community Services. Although alignments that are not adjacent to roadways will generally be preferred, road easements may be used when the Department of Parks, Recreation and Community Services determines that other locations are inappropriate; and
  - viii. Trail construction shall be completed and maintained in accordance with the conditions set forth by the Department of Parks, Recreation, and Community Services. All information pertaining to trail requirements shall be shown on the tentative parcel or tract map and on the final parcel or tract map prior to the final map recordation;
- b. A property maintenance or homeowner maintenance association shall be established to maintain the private access route, private roads and drives, trail easements and other specific project amenities in all new residential projects of greater than four (4) dwelling units and all new commercial, industrial and institutional projects;

- c. Street lights, in accordance with City standards, shall be installed only at road-to-road intersections; exterior lighting shall be designed to minimize off-site illumination, within the requirements for public safety. Exterior lighting on residential parcels shall be of top-shielded design to prevent direct off-site illumination; hoods shall be used to direct light away from adjacent parcels. Exterior lighting on nonresidential parcels shall be prohibited except where necessary for the safety of pedestrian and vehicular traffic, as determined by the City. To minimize off-site illumination where lights are required, cut-off fixtures in keeping with a rural equestrian architectural style will be specified;
- d. River bottoms and sides shall not be improved with concrete. Fencing shall not be permitted to cross riverbeds in such a manner as to deny trail access;
- e. Bridges shall be limited to those required for public safety and shall be designed to accommodate equestrian access;
- f. All new residential projects of greater than four (4) dwelling units and all new commercial, industrial and institutional projects (including expansion thereof) shall connect to public sewer systems. Utilities shall be undergrounded to the nearest off-site connection; and
- g. Existing and future drainage shall be accommodated to provide adequate carrying capacity and erosion protection and shall not create or extend detrimental hazards or consequences upstream.

C. *Residential Zones.*

1. Residential Areas.

- a. Street paving, curbs, gutters and sidewalks shall not be required of new development. Minimum City standards for all-weather access shall be provided. An engineering analysis shall be required to determine how all-weather access will be provided for emergency vehicles. Surface material may consist of graded dirt, gravel, or asphaltic concrete to achieve the required standards.
- b. On-street parking shall not be permitted in a designated trail.
- c. Street trees shall not be required.
- d. Fences. Non-view-obscuring fences, not to exceed five (5) feet in height, shall be permitted to be located within the twenty (20) foot front yard setback. Where a non-view-obscuring fence is

constructed within the twenty (20) foot front yard setback, and is five (5) feet in height, the applicant shall be required to landscape the frontage of their property along the property line that abuts the adjacent right-of-way. View-obscuring walls or fences that are higher than three (3) feet six (6) inches shall not be permitted to be located within the twenty (20) foot front yard setback.

2. Melody Ranch. (Applicable only to the area bounded by Oak Orchard Road on the north, Oak Creek Avenue on the east, Placerita Creek on the south, and to a line approximately nine hundred ninety (990) feet from and parallel to Oak Creek Avenue on the west.) Melody Ranch is a permitted use in the NU5 zone, subject to the following: the primary land use shall include full service motion picture and television studios including facilities for production of feature films, television series, commercials, telethons, videos and all related facilities and audience participation. Incidental community activities and social events are permitted. Related office space and limited commercial retail sales incidental to the primary use shall be permitted.

D. *Commercial/Industrial Zones.*

1. Landscaping Requirements.

a. Adequate buffering between residential and nonresidential areas shall be provided, in accordance with the provisions of this code;

b. Street trees shall be required;

c. Landscaped berms or other landscape treatment shall be used to screen the view of parking areas from the street; and

d. Landscape plans shall incorporate twenty-four (24) inch box trees.

2. Lot Orientation. Properties fronting on Lyons Avenue shall be oriented with their primary access on Lyons Avenue. Site orientation shall discourage use of Placerita Canyon Road as a primary access.

3. Noise Limits. Any loud music (live or recorded) shall comply with the noise limits as set forth in Section [11.44.040](#) (Noise Limits).

E. *North Newhall Area.* The following requirements shall apply to those properties in the Placerita Canyon special standards district that are within the North Newhall Area (NNA), as identified in the General Plan. The future uses and development within this area require careful advance planning and consideration of any potential projects shall be required to address each of the following subject areas:

1. Public Participation/Outreach.
  - a. Be subject to public participation and outreach led by the applicant(s) or the applicant's representative, at the onset of and during conceptual planning and prior to formal submittal of a proposed project to the City. Outreach would include, but is not limited to, the Placerita Canyon property owners' association.
  
2. Traffic Intrusion/Gateways.
  - a. Be internally and externally pedestrian-oriented, and have equestrian and bicycle amenities and accommodations;
  
  - b. Understand and acknowledge that any development at these locations will increase existing vehicular traffic and create new vehicular traffic, and that there will be impacts to equestrian and pedestrian circulation in the existing neighborhood, and therefore to minimize those impacts, special attention must be given to mitigate impacts caused by such identified access points;
  
  - c. Layout and orientation of any developments shall be designed to discourage and where possible prevent additional trips into Placerita Canyon caused by or resulting from such developments;
  
  - d. Include defined entry gateways or monuments into the Placerita Canyon special standards district, at Railroad Avenue, complete with landscaping and architectural elements with signage expressly stating there is no through traffic allowed; and
  
  - e. A traffic study shall be prepared for all new developments that are projected to generate two hundred fifty (250) or more new daily trips, within the areas encompassed by the NNA. The traffic study shall analyze those potentially impacted intersections within the NNA area and those that lie within a one (1) mile radius of the subject development site.
  
3. Buffering and Transitions.
  - a. Preserve the existing rural equestrian community, generally known as Placerita Canyon, and provide adequate buffers and graduated transitional design to ensure existing neighborhood protection and compatibility of character resulting from any proposed development;

- b. Incorporate the current Santa Clarita Valley Trails Advisory Committee (SCVTAC) network of multi-use trails into adjacent neighborhoods which shall have rural and equestrian characteristics; and
  - c. Require use of the MWD right-of-way as a landscaped buffer (subject to MWD approval) between the NNA within the PCSSD and the rest of Placerita Canyon, which landscaping shall consist of low water, low maintenance landscape material.
4. Architecture.
- a. Consist of three hundred sixty (360) degree architectural design with pedestrian-scaled building massing and forms where adjacent to existing residences, with the use of landscaping to visually soften hard edges of buildings;
  - b. Structures shall have varied building heights and designs shall create east/west sight lines. Building heights up to thirty-five (35) feet may be permitted. Additional height, not to exceed fifty (50) feet, may be permitted subject to the approval of a conditional use permit;
  - c. Have transitional densities, as described above, decreasing in density and height in an easterly direction towards the MWD right-of-way away from Railroad Avenue, to include the MWD right-of-way as a landscaped buffer and detached single-family residences adjacent to the MWD right-of-way; and
  - d. Building heights shall be subject to the same Unified Development Code requirements that apply to all of Placerita Canyon.
5. Flood Control.
- a. Waterway bottoms and sides shall not be improved with concrete or hard impervious surfaces and shall be maintained in a natural appearance;
  - b. Fencing shall not be permitted to cross riverbeds or waterways in a manner which denies or interferes with easy trail access; and
  - c. On-site flood control mitigation would provide assistance or relief to other hydrology/drainage impacts within Placerita Canyon due to changes of topography on NNA properties.

## 6. Housing Types.

- a. It is not the City's intent to see affordable housing located on this site; and
- b. The desired housing type in the NNA will attract residents who will assist in the economic revitalization of Downtown Newhall.

## 7. Economic Development.

- a. Based on the area's proximity to the nearby Metrolink station and Old Town Newhall, development in the NNA would be supportive of revitalization efforts, with an appropriate mix of retail, office, restaurant, and general commercial square footage combined with neighboring and integrated housing types.

## 8. Recreation.

- a. Include a site-specific and a community-based recreational component.

F. *Applicability.* The preceding standards shall apply as appropriate to any land division, land development, building permit for either a new structure or a specified addition to an existing structure, or grading permit. Modifications to any standards in this subsection are only available pursuant to the terms and conditions of a conditional use permit, as provided for in Section [17.25.100](#)(Conditional Use Permit).

G. *Description of District Boundaries.*

Beginning at a point in the boundary of Tract No. 1078, recorded in Book 18, Page 169, of Maps, said point being the northwest corner of said Tract No. 1078; thence northeasterly, and easterly along the northwesterly, and northerly boundary of Tract No. 1078 to a point in the northerly boundary of Tract No. 1079, recorded in Book 18, Page 155, of Maps; thence easterly along the northerly boundary of said Tract No. 1079 to a point, said point being the northeasterly corner of said Tract No. 1079; thence northerly along the northerly prolongation of the easterly boundary of said Tract No. 1079 to a point in the northerly right-of-way boundary of the Los Angeles aqueduct; thence southeasterly and southerly along the northerly, and easterly boundary of said right-of-way to a point in the northerly boundary of Tract No. 10699, recorded in Book 165, Pages 36-37 of Maps; thence easterly along the northerly boundary of said Tract No. 10699 and, thence continuing along the easterly prolongation of the northerly boundary of said Tract No. 10699 to a point in the westerly right-of-way boundary of Sierra Highway; thence southwesterly along the said westerly right-of-way to the intersection of a line parallel

with and 215 feet northerly measured at right angles from the southwesterly boundary of Tract No. 1274 recorded in Book 18 Pages 110-111 of Maps; thence northwesterly along said parallel line to a point in southerly boundary of said Tract No. 1274; thence northwesterly and westerly, along the southerly boundary of said Tract No. 1274 to a point, said point being the northeast corner of the parcel of land as described in Document No. 5906 recorded December 10, 1964, as shown on Record of Survey 95-78 thence southwesterly, westerly, and northwesterly along the southeasterly, southerly, and southwesterly boundary of said Record of Survey, to a point, said point being the westerly corner of said Record of Survey, thence southwesterly along the southeasterly boundary of Lot 194 of said Tract No. 1078 to the southwest corner of said tract; thence northwesterly along the southwesterly boundary of said tract to the point of beginning.

Except: that portion that lies within the boundaries of Tract No. 44452 recorded in Book 1137 Pages 59-68, Tract No. 34143 recorded in Book 969 Pages 7-14, and Tract No. 34144 recorded in Book 969 Pages 15-20, all of Maps.

(Ord. 13-8 § 4 (Exh. A), 6/11/13)