



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6462
PROJECT NUMBER 88587-(5)
CONDITIONAL USE PERMIT NUMBER 201100109

PUBLIC HEARING DATE March 14, 2012	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT LA Fitness International, LLC	OWNER	REPRESENTATIVE Architects Orange
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PROJECT DESCRIPTION
 The applicant, LA Fitness International, is requesting a conditional use permit (CUP) to allow a health club facility in the C-3-DP (Unlimited Commercial – Development Program) Zone located at 24945 West Pico Canyon Road in the unincorporated community of Stevenson Ranch in the Newhall Zoned District. The project site is a 19.59-acre, multi-parcel project area that is developed as a multi-tenant commercial center called the Stevenson Ranch Plaza Shopping Center. The proposed site for the LA Fitness health club is an existing 35,000-square-foot lease space in the multi-tenant commercial center. The proposed project consists of the interior retrofitting of the existing building to accommodate the new health club, the construction of a 3,670-square-foot outdoor pool, and various façade improvements.

REQUIRED ENTITLEMENTS
 The applicant, LA Fitness International, is requesting a conditional use permit (CUP) to allow a health club facility in the C-3-DP (Unlimited Commercial – Development Program) Zone. Pursuant to Section 22.28.210.A of the Los Angeles County Planning and Zoning Code (Title 22), a CUP is required for a health club in the C-3 Zone.

LOCATION/ADDRESS
 24945 West Pico Canyon Road, Stevenson Ranch, CA 91381

SITE DESCRIPTION
 The site plan depicts a triangular 19.59-acre, multi-parcel project site that is developed as a multi-tenant commercial center. There are ten buildings on the project site totaling approximately 194,000 commercial square-feet that are developed with big box uses such as Petsmart, a Ralph’s grocery store, retail spaces, and restaurants. The subject lease area is located on the northern boundary of the project area along Constitution Avenue and the intersection of The Old Road. The subject site lease area is a 35,000 square-foot rectangular building. On the north side of the building there is a proposed 3,670 square-foot rectangular outdoor, three-lane lap pool that will be enclosed by a new 10-foot high concrete block wall. There are several entrances to the site off of Constitution Avenue, Pico Canyon Road and The Old Road. The entire center of the project site is a parking lot, consisting of a total of 1,090 spaces. As shown on the floor plan, the interior of the building will be retrofitted to contain separate fitness areas such as a weight room, exercise, rooms, a basketball gymnasium, and locker rooms. According to the elevations that were provided for the site plan, the existing building is mostly 28-feet tall. The project includes the reconstruction of the front entrance and other façade improvements that will reach a maximum building height of 42-feet.

ACCESS Constitution Avenue, Pico Canyon Road and The Old Road	ZONED DISTRICT Newhall
ASSESSORS PARCEL NUMBER 2826085003	COMMUNITY Stevenson Ranch
SIZE 19.59 Acres	COMMUNITY STANDARDS DISTRICT N/A

	EXISTING LAND USE	EXISTING ZONING
Project Site	Multi-tenant commercial center	C-3-DP
North	Multi-family residences and commercial uses	C-3-DP and RPD-5000-32U (Residential Planned Development-5,000 Square-Foot Minimum Lot Size - 32 Units per Acre)
East	Multi-family residences and commercial uses	C-3-DP
South	Multi-family residences and commercial uses	C-3-DP and R-3-DP
West	Commercial uses	C-3-DP and RPD-5000-32U

GENERAL PLAN/COMMUNITY PLAN Santa Clarita Valley Area Plan	LAND USE DESIGNATION Commercial	MAXIMUM DENSITY
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ENVIRONMENTAL DETERMINATION
 Class 3 Categorical Exemption- New Construction or Conversion of Small Structures