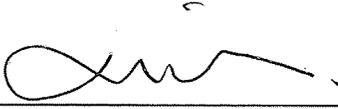


Regional Planning Commission Transmittal Checklist

Hearing Date 3/14/12
Agenda Item No. 6

Project Number: 88587-(5)
Case(s): Conditional Use Permit Case No. 201100109
Planner: Travis Seawards

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Correspondence – County Dept. Approvals
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Aerial Image(s)
- Photographs
- Land Use Radius Map
- Tentative Tract / Parcel Map
- GIS Layers Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans

Reviewed By: 



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
 6

RPC CONSENT DATE

CONTINUE TO

APPLICANT

LA Fitness International, LLC

OWNER

REPRESENTATIVE

Architects Orange

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

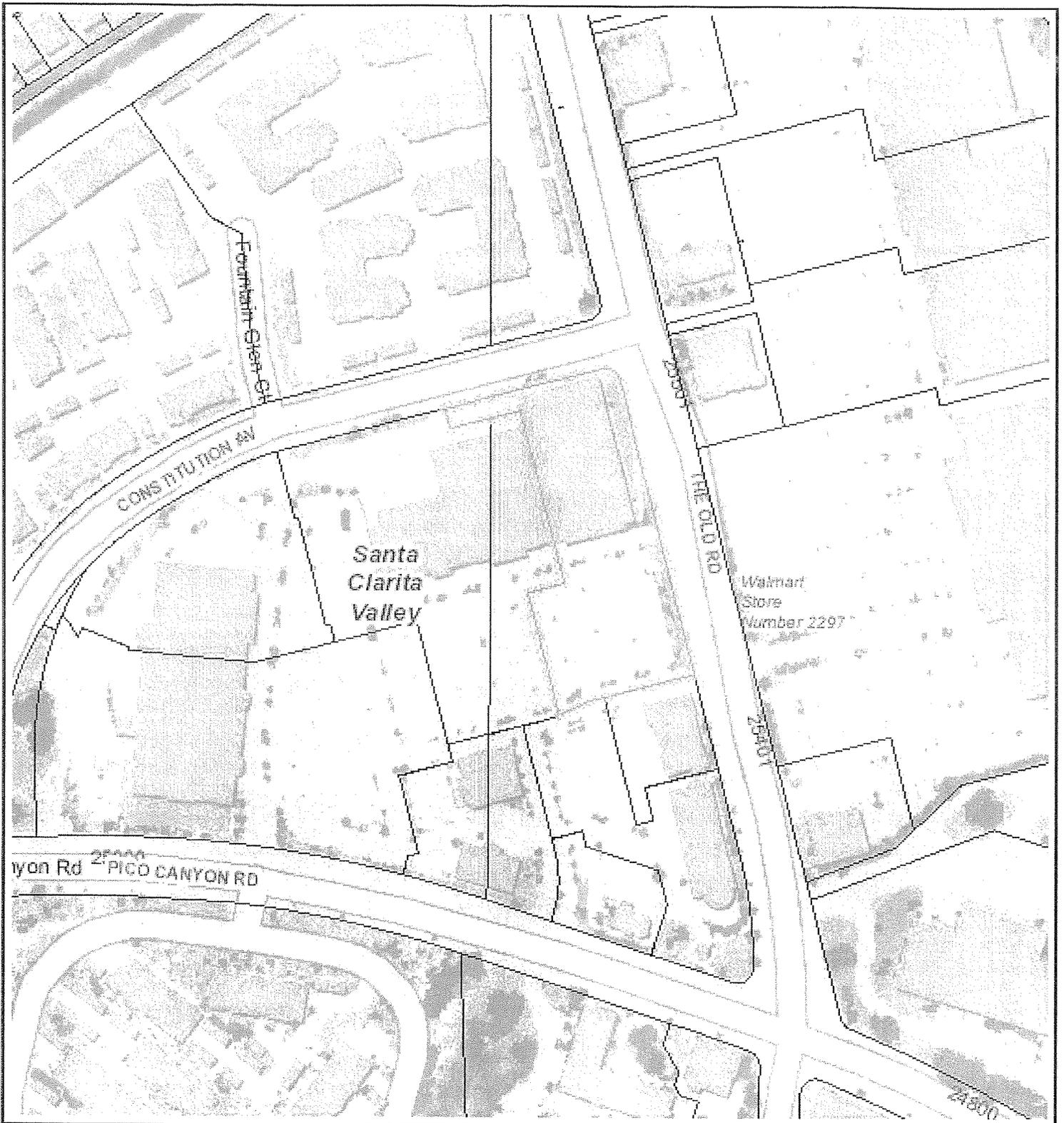
LAND USE DESIGNATION

Commercial

MAXIMUM DENSITY

ENVIRONMENTAL DETERMINATION

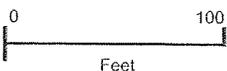
Class 3 Categorical Exemption- New Construction or Conversion of Small Structures



Department of Regional Planning

88587-(5) Vicinity Map

Printed: Feb 28, 2012



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STAFF ANALYSIS
PROJECT NO. 88587-(5)
CONDITIONAL USE PERMIT NO. 201100109

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

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

The project is located at 24945 West Pico Canyon Road, in the unincorporated community of Stevenson Ranch in the Newhall Zoned District.

SITE PLAN 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 square feet of commercial space 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.

ENVIRONMENTAL DETERMINATION

This project has been determined to be categorically exempt under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA). The project is a request to retrofit an existing building and construct a 3,670-square-foot outdoor, three-lane lap pool for a new health facility and qualifies for a Class 3 New Construction or Conversion of Small Structures Categorical Exemption because the project proposes minor alterations to the existing facility for the construction of a swimming pool as an accessory use to the health club.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PREVIOUS CASES/ZONING HISTORY

Zone Change Case No. 88587-(5), changed the zoning on the property from A-2-5 (Heavy Agriculture – 5 Acre Minimum) Zone to C-3-DP and was adopted on August 27, 1990. Subsequently, CUP 88587-(5) was approved to allow a hotel, office complex, restaurants, grocery store, home improvement center, retail and office structure, and a bank on the site on January 17, 1991. In 1996, the Exhibit A was amended to allow a commercial shopping center with ancillary uses of offices, retail stores, and a market. Other pertinent activity related to the project site includes:

- REA 88587-(5) approved a Linens' N Things on the proposed project site on March 12, 1996.
- REA 88587-(5) approved the construction of additional parking spaces and the re-striping of the multi-tenant commercial parking lot on June 22, 2011.

EXISTING ZONING

Subject Property

The subject property is zoned C-3-DP and is located in the unincorporated community of Stevenson Ranch.

Surrounding Properties

Surrounding properties are zoned as follows within 500 feet from the subject property:

North: C-3-DP and RPD-5000-32U (Residential Planned Development-5,000 Square-Foot Minimum Lot Size - 32 Units per Acre)
South: C-3-DP and R-3-DP
East: C-3-DP
West: C-3-DP and RPD-5000-32U

EXISTING LAND USES

Subject Property

The subject property is currently occupied by a vacant commercial building located on a project site that is developed as a multi-tenant commercial center.

Surrounding Properties

Land uses within 500 feet of the subject property consist of the following:

North: Multi-family residences and commercial uses
South: Multi-family residences and commercial uses
East: Commercial uses
West: Multi-family residences and commercial uses

STAFF EVALUATION

General Plan Consistency

The subject property is designated C - Commercial under the Santa Clarita Valley Area Plan. Areas designated for Commercial are appropriate for a variety of commercial uses including

supermarkets, clothing stores, and restaurants. The existing multi-tenant commercial center, as well as the proposed fitness center, is consistent with the commercial land use designation.

Zoning Ordinance and Development Standards Compliance

Zone Change Case No. 88587-(5) and CUP 88587-(5) approved a commercial shopping center with ancillary uses of offices, retail stores, and a market. These permits did not establish individual standards, such as height limits or parking minimums, as the proposed project and site was found to be in conformance with all of the zoning and development standards for the C-3 Zone. The project site also currently complies with all of the zoning and development standards of the C-3 Zone, as described below.

Net Area and Landscaping: Pursuant to Section 22.28.220A, a maximum of 90 percent of the net area can be occupied by buildings, and a minimum of 10 percent of the net area shall be landscaped with a lawn, shrubbery, flowers and/or trees.

The project area is a multi-parcel site that is developed as a multi-tenant commercial center located on 19.59 acres, or 853,340 square-feet. The multi-tenant commercial center buildings total approximately 194,000 square-feet, or about 22 percent of the total developable area. The project site includes 171,555 square-feet of landscaping, which is approximately 20 percent of the site, and therefore the project complies with these requirements.

Parking: Pursuant to Section 22.52.1100, one parking space is required for every 250 square-feet of floor area for commercial spaces, and for restaurant and assembly places, one parking space is required for every three people as determined by an occupancy load calculation.

The multi-tenant commercial site is required to provide a total of 1,027 parking spaces for the existing combination of commercial, retail and restaurant/assembly uses. There are 1,090 parking spaces provided, including 28 handicap spaces, and therefore the project complies with these requirements. The Department of Public Works determined that the occupancy load for the proposed project is 789 persons, requiring a total of 263 parking spaces.

Outside Display: Pursuant to Section 22.28.220C, all display in Zone C-3 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit.

The proposed project is a health club facility and does not include the outside display of any materials. Therefore, the project complies with this requirement.

Outside Storage: Pursuant to Section 22.28.220D, Outside storage is permitted on the rear of a lot or parcel of land in Zone C-3 when such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot or parcel of land, and provided no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line.

The proposed project is a health club facility and does not include the outside storage of any materials. Therefore, the project complies with this requirement.

Height: The C-3 Zone does not provide a height limit. Pursuant to Section 22.52.050, the height limit for buildings when there is none provided by the zone is that any building on any one parcel of land shall not exceed 13 times the buildable area of such parcel of land.

The project site is 19.59 acres and the maximum height of the building for the proposed project is 42-feet, and therefore the project complies with this requirement.

Signs: Pursuant to Section 22.52.880.b, businesses in a C-3 Zone are allowed a maximum of three square feet of wall sign area for each one linear foot of building frontage. Title 22 defines building frontage as the exterior of a ground floor business that is oriented toward a public street, highway or parkway, and also the side of a building that fronts a parking lot.

The project lease area fronts the Stevenson Ranch Plaza Shopping Center parking lot to the south, as well as The Old Road to the east and Constitution Avenue to the north, as shown on page 3 of the site plan. The following table shows the allowed and proposed square footage for signage allowed on the project building:

Signage	South Frontage 140 Linear Sq. Ft.	East Frontage 250 Linear Sq. Ft.	North Frontage 140 Linear Sq. Ft.
Allowed	420 sq. ft.	760 sq. ft.	420 sq. ft.
Proposed	356 sq. ft.	148 sq. ft.	148 sq. ft.

The project complies with this requirement.

Loading Spaces: Pursuant to Section 22.52.1084, commercial spaces with a gross floor area over 60,000 square feet must provide a minimum of three (3) Type A Loading Spaces.

The project site has a commercial space gross floor area of 197,349 square feet. Although the project involves the removal of one (1) Type A Loading Space for the construction of the lap pool, there are still six (6) loading spaces on the site. Therefore, the project complies with this requirement.

Neighborhood Impact/Land Use Compatibility

Staff is of the opinion that the applicant's request will not have a negative impact on the surrounding area. The request is to allow the retrofitting of an existing commercial building to accommodate a new health club facility in a C-3-DP Zone, which will provide health and other recreational opportunities for local residents and people who work in the area.

The project site is part of a multi-parcel, multi-tenant commercial plaza that includes a grocery store, retail stores, and restaurants. The project site is surrounded by a mix of other commercial uses and multi-tenant commercial centers and multi-family residential uses, and the proposed project is an appropriate use in this setting. The project is compliant with the development standards of the zoning designation and is consistent with the land use designation for the site. The project will be located in an already existing building and is adequately served by the existing road and public utility systems.

Burden of Proof

The applicant is required to substantiate the burden of proof as required by Section 22.56.040 of the Los Angeles County Code.

Staff is of the opinion that the applicant has met the burden of proof. The applicant's burden of proof responses are attached to this document.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Los Angeles County Fire Department, Department of Public Health, and Department of Public Works were consulted and have recommended approval of the project subject to their attached conditions.

PUBLIC COMMENTS

Staff has not received any opposition to the proposed project.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends approval of project number 88587-(5) subject to the attached conditions.

SUGGESTED APPROVAL MOTIONS

I move that the Regional Planning Commission close the public hearing, determine that the project is exempt from the California Environmental Quality Act pursuant to Class 3 New Construction or Conversion of Small Structures Categorical Exemption, and Approve Conditional Use Permit No. 201100109 subject to the attached Findings and Conditions of Approval.

Prepared by Travis Seawards, Regional Planning Assistant II
Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West

Attachments:

- Draft Conditions
- Draft Findings
- Applicant's burden of proof statement
- Site Photographs
- Site Plan
- Land Use Map

**DRAFT FINDINGS AND ORDER OF THE
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

**PROJECT NUMBER 88587-(5)
CONDITIONAL USE PERMIT NUMBER 201100109**

REQUEST:

The proposed project is a request for 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.

HEARING DATE: March 14, 2012

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

Findings

1. The project site is located at 24945 West Pico Canyon Road in the unincorporated community of Stevenson Ranch in the Newhall Zoned District in Los Angeles County.
2. The project is a request for 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)
3. 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.
4. 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.
5. The site plan depicts ten buildings on the project site totaling approximately 194,000 square-feet of commercial space 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 at the intersection of The Old Road. The subject site lease area is a 35,000 square-foot rectangular building. A 3,670 square-foot rectangular outdoor, three-lane lap pool will be located on the north side of the building and will be enclosed by a new 10-foot high concrete block wall. 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.

6. The project site is accessed via several entrances off of Constitution Avenue, Pico Canyon Road and The Old Road.
7. Previous zoning history on this subject property includes Zone Change Case No. 88587-(5), which changed the zoning on the property from A-2-5 (Heavy Agriculture – 5 Acre Minimum) Zone to C-3-DP and was adopted on August 27, 1990. Subsequently, CUP 88587-(5) was approved to allow a hotel, office complex, restaurants, grocery store, home improvement center, retail and office structure, and a bank on the site on January 17, 1991. In 1996, the Exhibit A was amended to allow a commercial shopping center with ancillary uses of offices, retail stores, and a market. Other pertinent activity related to the project site includes:
 - REA 88587-(5) approved a Linens' N Things on the proposed project site on March 12, 1996.
 - REA 88587-(5) approved the construction of additional parking spaces and the re-stripping of the multi-tenant commercial parking lot on June 22, 2011.
8. Surrounding properties are zoned C-3-DP and RPD-5000-32U (Residential Planned Development-5,000 Square-Foot Minimum Lot Size - 32 Units per Acre) to the north, C-3-DP and R-3-DP to the south, C-3-DP to the east, and C-3-DP and RPD-5000-32U to the west.
9. Surrounding land uses consist of multi-family residences and commercial uses to the north, south and west, and commercial uses to the east of the project site.
10. The subject property is consistent with the land use designation for the site. The project site is designated Commercial under the Santa Clarita Valley Area Plan. Areas designated for Commercial are appropriate for a variety of commercial uses including supermarkets, clothing stores, and restaurants. The existing multi-tenant commercial center, as well as the proposed fitness center, is consistent with this land use designation.
11. Zone Change Case No. 88587-(5) and CUP 88587-(5) approved a commercial shopping center with ancillary uses of offices, retail stores, and a market. These permits did not establish individual standards, such as height limits or parking minimums, as the proposed project and site was found to be in conformance with all of the zoning and development standards for the C-3 Zone.
12. The project site complies with all of the development standards of the C-3 Zone, including net area and landscaping requirements, outside display, outside storage, loading spaces, and signage.

13. The parking requirement for the proposed project was based on the Department of Public Works occupancy load determination of 789 persons. The proposed project is required to provide parking at a ratio of one space for every three occupants for total required parking of 263 parking spaces.
14. The project site and proposed project are compliant with the required parking standards for the site. The multi-tenant commercial site is required to provide a total of 1,027 parking spaces, including parking for the proposed project, and there are 1,090 parking spaces provided on the site.
15. The C-3 Zone does not provide a height limit. The existing height of the building is 28 ft. The project consists of a tenant improvement to an existing building. Pursuant to Section 22.52.050, the height limit for buildings when there is none provided by the zone is that any building on any one parcel of land shall not exceed 13 times the buildable area of such parcel of land. The project site is 19.59 acres and the maximum height of the building for the proposed project is 42-feet, and therefore the project complies with this requirement.
16. The project site and proposed project is compatible with the surrounding neighborhood and existing development pattern in the area. The project site is part of a multi-parcel, multi-tenant commercial plaza that includes a grocery store, retail stores, and restaurants. The project site is surrounded by a mix of other commercial uses and multi-tenant commercial centers and multi-family residential uses, and the proposed project is an appropriate use in this setting and will provide health and other recreational opportunities for local residents and people who work in the area.
17. The project on the subject property will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, because the project is consistent with the predominantly industrial character of the surrounding area to the north, west and south, and is adequately buffered and screened from adjacent residential uses to the east by Main Street and a solid fence on the front property line.
18. The subject parcel is compliant with all zoning standards and is adequately served by roads and existing public facilities.
19. There are no current zoning violations on the property.
20. Staff has not received any correspondence in opposition to the proposed project.
21. This project has been determined to be categorically exempt under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA). The project is a request to retrofit an existing building and construct a 3,670-square-foot outdoor, three-lane lap pool for a new health facility

and therefore qualifies for a Class 3 New Construction or Conversion of Small Structures Categorical Exemption.

22. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
23. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits III Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate and by other public or private facilities as are required.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Sections 22.56.090 of Title 22, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission determines that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The project meets the criteria for Class 1 - Existing Facilities, Categorical Exemption set forth in Section 15301 of the State CEQA Guidelines and the

County Environmental Document Reporting Procedures and Guidelines, Appendix G as the project does not include any new construction, expansion, or intensification of the existing use on the subject property.

2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 201100109, associated with Project 88587-(5) is **APPROVED**, subject to the attached conditions.

VOTE

Concurring: 0

Dissenting: 0

Abstaining: 0

Absent: 0

Action Date:

c: Each Commissioner, Zoning Enforcement, Building and Safety

MKK:TSS
1/5/12

**DRAFT CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. -88587-(5)
CONDITIONAL USE PERMIT NO. 201100109**

PROJECT DESCRIPTION

The project is a conditional use permit (CUP) for 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 following conditions of approval apply to the project lease space and do not supersede previous approvals for the entire shopping plaza project area:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9, shall be effective immediately upon final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on February 14, 2042.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$2,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for fifteen (15) total inspections. **One biennial inspection (one every other year) for twenty (20) years.** Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A" or a revised Exhibit "A" approved by the Director.
13. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
14. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval. In the event that subsequent plans are submitted, the written authorization of the property owner is required

PROJECT SITE SPECIFIC CONDITIONS

15. The available hours of business for the project will be 24 hours a day, seven days per week.
16. The business shall maintain a total of 263 parking spaces, as required by the project's occupancy load of 789 persons, as established by the Department of Public Works.
17. The permittee shall submit tenant improvement plans to the Fire Department's Santa Clarita Fire Prevention after final approval of this grant. The contact number for the Santa Clarita Fire Prevention Office is (661) 286-8821.
18. The permittee shall strictly comply with all conditions and requirements contained in the County of Los Angeles Department of Public Health, letter dated January 17, 2012 (attached hereto and incorporated herein by this reference), to the satisfaction of said Department.
19. The permittee shall strictly comply with all conditions and requirements contained in the County of Los Angeles Department of Public Works, letter dated February 2, 2012

(attached hereto and incorporated herein by this reference), to the satisfaction of said Department.

Attachments:

County Department of Public Health Letter, dated January 17, 2012

County Department of Public Works Letter, February 2, 2012



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GADJ. FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P O BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

February 2, 2012

IN REPLY PLEASE
REFER TO FILE: LD-1

TO: Susan Tae
Zoning Permits I Section
Department of Regional Planning

Attention ~~Travis~~ Seawards

FROM:  Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201100109
PROJECT NO. 88-587
24945 WEST PICO CANYON ROAD
ASSESSOR'S MAP BOOK NO. 2826, PAGE 85, PARCEL NO. 3
UNINCORPORATED COUNTY AREA OF STEVENSON RANCH

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed CUP No. 201100109 in the unincorporated County area of Stevenson Ranch. The project is for the conversion of an existing retail center to a new 35,000-square-foot health club facility.

Upon scheduling a public hearing, we recommend the following conditions:

1. Road
 - 1.1 Reconstruct the existing curb ramp and driveways on Constitution Avenue and The Old Road, along the property frontage, to meet current Americans with Disabilities Act (ADA) guidelines and to the satisfaction of Public Works or provide evidence that the driveways have been recently constructed to comply with ADA guidelines.
 - 1.2 Repair any displaced, broken, or damaged curb, gutter, sidewalk, and pavement, along the property frontage, that occurred during construction to the satisfaction of Public Works.

- 1.3 Execute a drainage covenant for the private maintenance of curb and private drains to the satisfaction of Public Works.
- 1.4 Acquire street plan approval or direct check status before obtaining a grading permit and/or building permit.

For questions regarding the road conditions, please contact Patricia Constanza at (626) 458-4921 or pconstan@dpw.lacounty.gov.

2. Traffic Studies

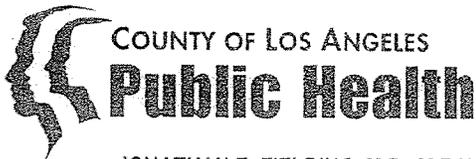
- 2.1 Consult with the State of California Department of Transportation (Caltrans) and the City of Santa Clarita to obtain their concurrences with any potential traffic impacts within their respective jurisdictions.

For questions regarding the traffic study condition, please contact Jeff Pletyak at (626) 300-4721 or jplet@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:ca

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JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

KENNETH MURRAY, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

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January 17, 2012

TO: Travis Seawards, AICP
Planner
Zoning Permits West Section
Department of Regional Planning

FROM: Ken Habaradas, M.S., REHS *K Habaradas*
Environmental Health Division
Department of Public Health

SUBJECT: PROJECT NO. R88-57-(5) / RCUPT201100109
24945 WEST PICO CANYON ROAD, STEVENSON RANCH

- Environmental Health recommends approval of this CUP.
- Environmental Health does **NOT** recommend approval of this CUP.

The Department has reviewed the information provided for the project identified above. The applicant is requesting a CUP to allow a health club facility in the C-3-DP Zone within the unincorporated community of Stevenson Ranch in the Newhall Zoned District. The proposed site for the LA Fitness health club is an existing 35,000 square-foot lease space in a multi-tenant commercial center.

The Department recommends approval of this CUP with the following conditions:

1. The project shall comply with all Public Health requirements, regulations, and ordinances relating to pools and spas. Prior to the issuance of any building permits, three (3) sets of plans for the proposed pool and spas shall be submitted to the Department's Plan Check Program for review and approval. For questions regarding pools and spas, contact the Department's Recreational Waters Program at (626) 430-5360.

Mr. Travis Seawards
January 17, 2012
Page 2

2. The project shall comply with all Public Health requirements, regulations, and ordinance relating to retail food facilities. Three (3) sets of construction plans for the proposed juice bar shall be submitted to the Department's Plan Check Program for review and approval, prior to issuance of any building permits, and prior to the issuance of a Public Health Permit to operate from the Department.

For questions regarding the above conditions, please contact the Plan Check Program at (626) 430-5560.

For all other questions, please contact me at (626) 430-5382.

KH:kh



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

- A. That the requested use at the location will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The development of the proposed LA Fitness will be located within an existing retail shopping center development and will be in accordance with all zoning regulations of Title 22. Design and construction of the project will be in accordance with all applicable County standards, grading and building codes to make the project safe for occupancy. Therefore, the proposed project will not adversely affect the public health, safety, general welfare, peace, and/or comfort and will not be materially detrimental to properties or improvements in the vicinity.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed LA Fitness site is currently proposed within a vacant +/- 35,000 SF Linens N' Things building. Subsequently, the site is adequate in size and shape to accommodate the required development features, as outlined in Title 22, for the proposed Health Club use. All parking within Stevenson Ranch Plaza Shopping Center is subject to a reciprocal parking easement. Existing landscaping will remain, and is part of the overall Stevenson Ranch Plaza Shopping Center.

- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required.

The proposed LA Fitness will be adequately served by Pico Canyon Road, The Old Road, Constitution Avenue, and Interstate 5. The site is also served by public bus transportation.

AERIAL MAP WITH PICTURE KEY
24945 Pico Canyon Road, Stevenson Ranch, CA



EXISTING SITE PHOTOGRAPHS
24945 Pico Canyon Road, Stevenson Ranch, CA



1). View of existing Linens N' Things building, south elevation.



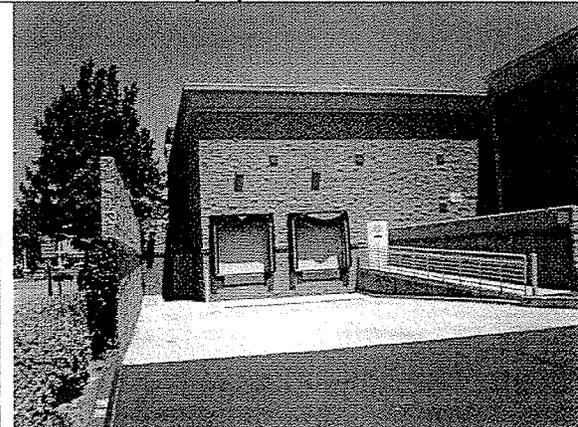
2). View of existing Stevenson Ranch Plaza pylon sign, looking east.



3). View of existing shopping center, looking west of the proposed LA Fitness.



4). View of existing shopping center parking lot, looking west.



5). View of existing Linens N' Things building, west elevation.



6). View of existing Linens N' Things building, from Constitution Avenue.