



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

03-238-(5)

**HEARING DATE**

N/A

**REQUESTED ENTITLEMENTS**

Amended Map No. PM060030-3 Amended Exhibit Map No. PM060030-2 Minor CUP Modification No. 201300057

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Sterling Gateway LLP

**MAP/EXHIBIT DATE:**

4-17-13

**SCM REPORT DATE:**

5-16-13

**SCM DATE:**

~~5-23-13~~ 5-30-13  
(reports only)

**PROJECT OVERVIEW**

A request to modify the approved tentative map and CUP conditions, and amend the approved exhibit "A" related to condominium conditions, parking quantity and configuration, and payment of Bridge and Thoroughfare (B&T) fees as indicated below:

Amended Map Conditions:

1. (Regional Planning) Delete Conditions 8 & 10 referring to condominium units.
2. (Public Works) Delete Subdivision Conditions 8 & 9 referring to condominium units.
3. (Public Works) Revise Road Condition 14 to pay B&T fees prior to building permits instead of prior to final map.

CUP Mod Conditions:

1. Revise Condition 23 to reduce the required parking from 2,805 to 1,615; eliminate reference to the "small lot alternative"; and update the exhibit "A" approval date.

Amended Exhibit "A" Changes:

1. Eliminate 1,190 parking spaces and revise the parking configuration on each lot
2. Delete the "industrial condos" table
3. Delete condo information in the lot table
4. Delete condo unit numbering and condo partition lines
5. Add new Note 12 indicating that all four oak trees have been removed per the approved OTP

**MAP STAGE**

Tentative:  Revised:  Amendment:  Amended :  Modification to :  Other:   
Exhibit "A" Recorded Map

**MAP STATUS**

Initial:  1<sup>st</sup> Revision:  2<sup>nd</sup> Revision:  Additional Revisions (requires a fee):

**LOCATION**

Westerly terminus of Witherspoon Parkway, between Del Valle Road and Avenue Penn, Castaic

**ACCESS**

Witherspoon Parkway

**ASSESSORS PARCEL NUMBER(S)**

3271-005-033, 3271-028-106

**SITE AREA**

116.6 gross acres

**GENERAL PLAN / LOCAL PLAN**

OVOV

**ZONED DISTRICT**

Newhall

**SUP DISTRICT**

5th

**LAND USE DESIGNATION**

I, IO

**ZONE**

MPD-DP, M-1½-DP

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PROPOSED UNITS (DU/AC)	MAX DENSITY/UNITS (DU/AC)	COMMUNITY STANDARDS DISTRICT
N/A	N/A	Castaic

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**ENVIRONMENTAL DETERMINATION (CEQA)**

Addendum to the previously-adopted MND pending staff review and determination.

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**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Jodie Sackett (213) 974-6433 <a href="mailto:jsackett@planning.lacounty.gov">jsackett@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Hold	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	Hold	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Hold	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

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**SUBDIVISION COMMITTEE STATUS**

Tentative Map Revision Required:  Reschedule for Subdivision Committee Meeting:   
Exhibit Map/Exhibit "A" Revision Required:  Reschedule for Subdivision Committee Reports Only:   
Revised Application Required:  Other Holds (see below):

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**REGIONAL PLANNING ADDITIONAL COMMENTS**

RECOMMENDATION: Regional Planning **does not** recommend approval at this time. The amended exhibit map/exhibit "A" must be revised as indicated below. An environmental review must be completed. Other additional information and materials are required. See below comments.

Amended Exhibit "A":

1. Per Code Section 22.52.1084, include the required ratio of loading areas and correct loading area types on each lot.
2. Include the required ratio of handicap-accessible stalls on each lot. Ensure that the minimum required ratio of van-accessible stalls is provided from the accessible stalls on each lot and that the van-accessible stall dimensions meet minimum requirements. Accurately depict van-accessible stalls on the exhibit "A" and mark each with a "V".
3. Revise the parking table to indicate "floor area" and add the required/provided loading areas and accessible (and van-accessible) stalls (please reference staff's e-mail dated 4/30/13 for more details). Also revise to eliminate any calculations errors (see e-mail).
4. Add "dots" for each building indicating where the main entrance is located. Locate accessible stalls adjacent to the entrance area.
5. Do not cut any parking stalls with lot lines.
6. Increase the lot line weight to be more distinguishable.
7. Depict all areas to be landscaped on the amended exhibit. Section 22.52.1060.E.2 requires areas not used for parking/maneuvering to be landscaped, as well as a minimum of two percent of the gross area of each parking lot to be landscaped. Please depict landscaped areas on the amended exhibit and demonstrate compliance with the remainder of the design standards in the code section.

Amended Map/CUP Conditions:

8. Pending staff review and determination.
9. It is not necessary to mention updating the exhibit "A" approval date in your amendment/mod letter request.

Administrative/Other:

10. MND Addendum pending staff review and determination.
11. Recommend a terraced design for the proposed 11' retaining wall (dividing into two walls each 6 feet or less in height) to lessen visual impacts.

12. Recommend complying with the HDO bike parking, walkway and landscaping standards. Please view the adopted ordinance at the following link: <http://file.lacounty.gov/bos/supdocs/74459.pdf>