SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT: Sterling Gateway LLP

PROJECT NUMBER: 03-238-(5)
HEARING DATE: N/A

REQUESTED ENTITLEMENTS:
- Amended Map No. PM060030-3
- Amended Exhibit Map No. PM060030-2
- CUP Modification No. 201300057

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. (new) Depict all proposed landscaped areas
3. (new) Add pedestrian entrance locations to buildings (“black dot”)
4. (new) Depict accessible parking walkway striping to buildings
5. (new) Label van-accessible stalls
6. Delete the “industrial condos” table
7. Delete condo information in the lot table
8. Delete condo unit numbering and condo partition lines
9. 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: ☐ 1st Revision: ☐ 2nd 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

ZONE
August 8, 2013

I, IO MPD-DP, M-1½-DP

<table>
<thead>
<tr>
<th>PROPOSED UNITS (DU/AC)</th>
<th>MAX DENSITY/UNITS (DU/AC)</th>
<th>COMMUNITY STANDARDS DISTRICT</th>
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<tbody>
<tr>
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<td>Castaic</td>
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ENVIRONMENTAL DETERMINATION (CEQA)
Addendum to the previously-adopted MND pending staff review and determination.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<table>
<thead>
<tr>
<th>Department</th>
<th>Status</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional Planning</td>
<td>Hold</td>
<td>Jodie Sackett (213) 974-6433 <a href="mailto:jsackett@planning.lacounty.gov">jsackett@planning.lacounty.gov</a></td>
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<tr>
<td>Public Works</td>
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<td>Parks &amp; Recreation</td>
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<tr>
<td>Public Health</td>
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<td>Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a></td>
</tr>
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SUBDIVISION COMMITTEE STATUS

- Tentative Map Revision Required: ☐
- Exhibit Map/Exhibit “A” Revision Required: ☒
- Revised Application Required: ☐
- Reschedule for Subdivision Committee Meeting: ☐
- Reschedule for Subdivision Committee Reports Only: ☒
- Other Holds (see below): ☒

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. Building footprints located on Lots 28 and 31 have shifted to be partially located on the adjacent OS Lot 41. Please revise the amended exhibit map/exhibit “A” to correct this.
2. Clarify the lot line boundaries between Lots 12&34; 24&40, and 2&39.
3. Depict the accessible walkways to the building located on Lot 23.

Amended Map/CUP Conditions:

4. Pending staff review and determination.
5. It is not necessary to mention updating the exhibit “A” approval date in your amendment/mod letter request.

Other:

1. Project on hold until all fee deposits have been paid.
2. MND Addendum pending staff review and determination. B&T fee reduction may affect offsite road mitigation measures.
3. 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.
4. 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