



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
CUP Modification No. 201300057

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
Sterling Gateway LLP	8-14-13	9-12-13	N/A (Reports Only)

PROJECT OVERVIEW

A request to modify the approved tentative map and CUP conditions, and amend the approved exhibit "A" related to condominium notes, parking quantity and configuration, for the overall purpose of converting the project from industrial condominiums to industrial lots, and reducing the amount of surplus parking; and to modify the 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): **3rd**

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 (Santa Clarita Valley Area Plan)

ZONED DISTRICT

Newhall

SUP DISTRICT

5th

LAND USE DESIGNATION

I, IO

ZONE

MPD-DP, M-1½-DP

**PROPOSED UNITS
(DU/AC)**

N/A

**MAX DENSITY/UNITS
(DU/AC)**

N/A

COMMUNITY STANDARDS DISTRICT

Castaic

ENVIRONMENTAL DETERMINATION (CEQA)

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

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

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

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):

REGIONAL PLANNING ADDITIONAL COMMENTS

RECOMMENDATION: *Regional Planning **does not** recommend approval at this time. An environmental review must be completed. Other additional information and materials may be required. See below comments.*

Amended Exhibit Map/ "A":

1. AEM has been cleared for public hearing. No further SCM is required.
2. Several ADA parking stalls shown on the AEM have the loading area on the wrong side and/or are missing a loading area. The loading area should be depicted on the passenger side of the stall. Please be aware that this may cause the project to include additional ADA loading areas within the parking lot, reducing the number of spaces and/or the landscaped areas. This must be resolved at the REA stage before building permits are issued.

Other:

3. Please note that once this map amendment, CUP mod, and amended exhibit are approved, there will no longer be a project Exhibit Map (for condos only). Any subsequent amendments to the Exhibit "A" that do not substantially comply with the prior approval must be done through a CUP modification or a new CUP.
4. MND Addendum pending staff review and determination.
5. Additional maps and other materials may be required for the public hearing. Staff to provide further details at a later date.