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Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT NO. R2008-00798-(5)

CONDITIONAL USE PERMIT CASE NO. 200800084

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE June 17, 2009	

APPLICANT Valencia Hills Community Church		OWNER Valencia Hills Community Church		REPRESENTATIVE Alliance Engineering	
REQUEST <i>Conditional Use Permit.</i> To authorize a conditional use permit for a new church, assembly area, offices, Sunday school classrooms and grading in excess of 100,000 cubic yards (400,000 cubic yards) in the Hillside Management area.					
LOCATION/ADDRESS North side of Stoney Creek Road, 1,200-ft. East of Avenida Rancho Tesoro- APN 3244-029-024			ZONED DISTRICT Castaic Canyon		
ACCESS Between Avenida Rancho Tesoro and Stoney Creek Road			COMMUNITY Santa Clarita Valley		
			EXISTING ZONING A-2-2 (Heavy Agricultural- Two Acre Lot Minimum)		
SIZE 35 acres		EXISTING LAND USE Vacant		SHAPE Regular	
				TOPOGRAPHY Slopes vary from hillsides 1280-ft. to 1540-ft.	
SURROUNDING LAND USES & ZONING North: A-2-2 (Heavy Agriculture- Two Acre Lot Minimum)			East: R-1-7,000-(Single-Family Residential-7,000 sq. ft. minimum)		
South: RPD 12,000-3.7 U (Residential Planned Development- 12,000 sq. ft. lot Minimum), R-3-24U-DP (Limited Multiple Family Residences-Development Program)			West: A-2-2 (Heavy Agriculture- Two Acre Lot Minimum), RPD 12,000-3.7 U (Residential Planned Development- 12,000 sq. ft. lot Minimum)		
GENERAL PLAN		DESIGNATION		MAXIMUM DENSITY	
Countywide		Hillside Management		N/A	
Santa Clarita Valley Area Plan		Hillside Management		N/A	
				CONSISTENCY	
				See Staff Analysis	
				See Staff Analysis	
ENVIRONMENTAL STATUS Conducting initial study with Draft Mitigated Negative Declaration.					
DESCRIPTION OF SITE PLAN The applicant is requesting to construct a two-story church (approximately 50,000 gross square feet) with an assembly area, offices, youth ministry, Sunday school classrooms and daycare proposed for a future phase of the project. The occupant load is calculated as 1981 and there are 540 parking spaces provided for the project site. Access to the subject property is from the west via Stoney Creek Road.					
KEY ISSUES					
<ul style="list-style-type: none"> Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code Conditional Use Permit Burden of Proof requirements. 					

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON					
RPC HEARING DATE(S)		RPC ACTION DATE		RPC RECOMMENDATION	
MEMBERS VOTING AYE		MEMBERS VOTING NO		MEMBERS ABSTAINING	
STAFF RECOMMENDATION (PRIOR TO HEARING)					
SPEAKERS* (O) (F)		PETITIONS (O) (F)		LETTERS (O) (F)	

*(O) = Opponents (F) = In Favor