



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

January 20, 2015

Richard J. Bruckner  
Director

Tom Hay, Newhall Land and Farming  
25124 Springfield Court, 3<sup>rd</sup> Floor  
Santa Clarita, CA 91355

**REGARDING: PROJECT NO. R2014-02139-(5)  
CONDITIONAL USE PERMIT NO. 201400165  
Eastside of West Hills Drive, northerly of Rosette Lane, (APN- 2810-  
113-073 and 2810-113-074)**

Hearing Officer John Calas, by his action of **January 20, 2015**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **February 3, 2015. Appeals must be delivered in person.**

**Appeals: To file an appeal, please contact:**  
Regional Planning Commission, Attn: Commission Secretary  
Room 1350, Hall of Records  
320 West Temple Street, Los Angeles, CA 90012  
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Diane Aranda of the Special Projects Section at (213) 974-1522, or by email at [daranda@planning.lacounty.gov](mailto:daranda@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner  
  
Samuel Dea, Supervising Regional Planner  
Special Projects Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion), Zoning Enforcement  
SD:DA

CC.060412



**FINDINGS OF THE HEARING OFFICER  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-02139-(5)  
CONDITIONAL USE PERMIT NO. 201400093**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing on January 20, 2015 in the matter of Project No. R2014-02139-(5), consisting of Conditional Use Permit No. 201400093 (CUP).
2. The permittee, Newhall Land and Farming Company ("Permittee"), requests a CUP to authorize the development of a new private recreation facility ("Project") on a property located to the north side of West Hills Drive and north of Rosette Lane (APN(s) 2810-113-073 & 2810-113-074) in the unincorporated community of Santa Clarita ("Project Site") in the Residential Planned Development and Open Space zones pursuant to Los Angeles County Code ("County Code") section(s) 22.20.460 (A), 22.20.100 (A) and 22.40.430.
3. The CUP is a request to authorize a planned private recreation facility on a property zoned as Residential Planned Development and Open Space pursuant to section(s) 22.20.460 (A), 22.20.100 (A) and 22.40.430 of the Los Angeles County Code. The proposed project also includes a request for modifications to the front and rear yard setback requirements. A portion of the project site (APN 2810-113-073) was approved as part of Vesting Tentative Tract Map No. 52455 (West Creek) that authorized the development of 2,545 dwelling units, approximately 20 acres of commercial development and appurtenant uses consist of supporting infrastructure, public and private recreation on approximately 966.6 acres. The subject CUP is needed to expand a planned recreational facility into an adjacent property (APN 2810-113-074) zoned as Open Space located outside of the approved tentative map boundaries.
4. The Project Site is 0.73 gross acres in size and consists of two legal lots. Lot 451 (APN 2810-113-073) is an irregularly-shaped parcel with a gentle slope and is currently vacant. The adjacent lot to the east (APN 2810-113-074) is a triangularly-shaped parcel that intersects into lot 451 and is currently vacant.
5. The Project Site consists of two parcels located in the Newhall Zoned District. Lot 451 (APN 2810-113-073) is currently zoned Residential Planned Development and the adjacent lot to the east is zoned Open Space.
6. The Project Site is located within the H-2 "Residential 2" and the OS-C "Open Space-Conservation" land use category of the Santa Clarita Area Plan Land Use Policy Map.
7. Surrounding Zoning within a 500-foot radius includes:  
  
North: RPD-5,000-2U (Residential Planned Development)  
South: RPD-5,000-2U (Residential Planned Development), O-S (Open Space)

East: O-S (Open Space)  
West: RPD-5,000-2U (Residential Planned Development)

8. The subject properties are currently vacant and have been graded to accommodate the planned facility.
9. All surrounding properties are currently either vacant or under construction as part of West Creek Project approved for the development of 2,545 residential units and approximately 180,000 square-feet of neighborhood serving commercial uses.
10. The project site was part of the West Creek Project (Project No. 98-008-(5)) and consists of the following entitlement approvals:
  - Vesting Tentative Tract Map 52455 approved by the Board of Supervisors (BOS) on December 19, 2000 which consists of the creation of 1,527 lots, consisting of 1,262 residential lots (for development of a maximum of 2,525 dwelling units); 11 commercial lots; 3 lots for recreation areas; 32 lots for paseos, trails and a bridge crossings; 110 open space lots; and 103 lots containing water tanks, storm water drainage facilities and private drives, located approximately 966.6 acres.
  - Conditional Use Permit No. 98-008-(5), General Plan Amendment No. 98-008-(5) and Zone Change No. 98-008-(5) approved by the Regional Planning Commission and adopted by the BOS on May 24, 2000 and December 19, 2000, respectively, to authorize development of 966.6-acre project site which includes a maximum of 2,545 dwelling units, 180,000 square-feet of commercial retail space, an elementary school and along with appurtenant developments within the hillside management area, and Significant Ecological Area 19 ("SEA 19").
  - Parking Permit No. 98-008-(5) approved by the Regional Planning Commission on May 24, 2000 to allow off-site reciprocal parking on the Metropolitan Water District property that is adjacent to a 9-acre commercial site.
  - Oak Tree Permit No. 98-008-(5) approved by the Regional Planning Commission on May 24, 2000 for the removal of 13 oak trees and the encroachment within the protected zone of three trees.
  - On June 5, 2000 an appeal of the decision on the project by the Regional Planning Commission was filed.
  - On December 19, 2000, the Board adopted CEQA Findings and a Statement of Overriding Consideration, the Mitigation Monitoring Plan and Project Approvals.
  - On January 30, 2001, a petition of writ of mandate was filed, challenging the Board' certification of the West Creek EIR and adoption of Project Approvals.
  - In June 2003, after a remand hearing, the trial court issued a new judgment. The trial court set forth that the project approvals were suspended pending the

County's preparation and certification of the revised environmental documentation for the West Creek project.

- On July 26, 2005, the Board conducted a public hearing on the West Creek EIR, as revised by the Final Additional Analysis and Supplement, and the Project approvals and approved the Project.
- On November 15, 2006, Final Map No. 52455-02 was recorded and depicted lot 451 as a recreation/open space use.
- On June 5, 2007, Hearing Officer approved Amended Vesting Tentative Tract Map No. 52455 to authorize modifications to the approved exhibit map, including a reduction in number of single-family lots, grade changes and adjustments to lot line boundaries. Lot 451 (APN 2810-113-073) was approved through the amended map as a recreation center/open space lot which is consistent with the proposed request for a CUP to establish a recreation center.
- On July 3, 2012, a second amendment to the Vesting Tentative Tract Map No. 52455 was approved to authorize a further reduction in single-family residential lots and an increase in open space lots. Lot 451 remained designated as a recreation/open space lot.

11. The site plan depicts a 0.73 acre project site consisting of a 1,450 square-foot private one-story recreation center, outdoor shower and six parking spaces, including one handicap accessible parking space, located on an irregularly, partially triangular 18,603 square-foot (APN 2810-113-073) parcel and two pools, tot lot area, trash enclosure and fireplace within a 13,160 square-foot lot (APN 2810-113-074) portion of the project site. The project site is accessible from a 24-foot wide driveway along West Hills Drive.
12. The floor plan depicts the one-story 15-foot high recreation center with a maintenance room, electrical room, a handicap lift storage area and a men and women's restroom.
13. The Project Site is accessible via Rosette Lane and West Hills Drive to the west. Primary access to the Project Site will be via an entrance/exit along West Hills Drive.
14. The Project will provide a total of six parking spaces, including one handicap accessible parking spaces.
15. Prior to the Hearing Officer's public hearing on the Project, the permittee submitted a revised site plan dated September 11, 2014 to relocate the trash enclosure area away from the closest residential area.
16. The Project was cleared for public hearing with conditions dated October 24, 2014 from the County of Los Angeles Fire Department.

17. An Addendum to the certified Environmental Impact Report (EIR) for the original VTTM 52455/ Project 98-008 was prepared in compliance with the California Environmental Quality Act (CEQA) and the County environmental guidelines to account for the proposed recreation and open space use located on two contiguous lots (APN 2810-113-073 and 2810-113-074). The Addendum concluded that the request to establish a recreation center/ open space use would not result in any increased or additional environmental impacts beyond those which were analyzed in the EIR, and therefore concluded that supplement environmental analysis was not required.
18. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
19. No public comments were received during the public comment period for this Project.
20. A duly noticed public hearing was held on January 20, 2015 before the Hearing Officer. The applicant's representative, Ellen Fitzgerald, presented testimony in favor of the request and answered questions presented by the Hearing Officer. There being no further testimony, the Hearing Officer closed the public hearing and adopted the recommended changes by staff and agreed to by the applicant.
21. The Hearing Officer finds that the Project is consistent with the goals and policies of the Santa Clarita Area Plan and is consistent with the types of uses that are located in the surrounding area. The Project provides a neighborhood-serving use and a common area to encourage community interaction.
22. The Hearing Officer finds that the Project is consistent with the surrounding area in the unincorporated community of Santa Clarita. The exterior appearance of the private recreation facility is consistent with the appearance of the surrounding neighborhood and in keeping with the character of the area.
23. The Hearing Officer finds that the Project is consistent with the development standards of the RPD-5,000-2U (Residential Planned Development) zone and the O-S (Open Space), as set forth in sections 22.20.460 (A), 22.20.100 (A) and 22.40.430, of the Los Angeles County Code.
24. The Hearing Officer finds that the Project is in compliance with the parking requirements set forth in the County Code. Section 22.52.1173 of the County Code requires one automobile parking space for each one-half acre of developed park area up to 15 acres for private parks. The lot is 0.73 acres therefore two parking spaces are required for private recreation center, including one parking space for disabled persons. The site plan depicts five standard parking spaces and one disabled parking space, for a total of six parking spaces, which exceeds the amount required by the County Code.

25. The Hearing Officer finds that the Project is consistent with the surrounding area in the unincorporated community of Santa Clarita. The project will provide a service that will be used by residents living in the surrounding area.
26. The Hearing Officer finds that the Project on the Project Site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare. The Project is sufficiently buffered from neighboring residential uses and the hours of operation for the recreation facility will be limited to ensure that such use will be compatible with nearby residential uses. The proposed hours of operation will be from 7:00 a.m. to 10:00 p.m., seven days a week.
27. The Hearing Officer finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area. Except as modified, the Project complies with all the development standards applicable to the underlying zoning. The Project consists of two irregularly-shaped parcels that when combined create a rectangular shaped parcel that will accommodate the recreation facility's amenities.
28. The Hearing Officer finds that the Project Site is adequately served by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and is adequately served by other public or private service facilities as are required.
29. The Hearing Officer finds that access to the Project Site is from West Hills Drive, a 64-foot-wide street, which is sufficiently wide to accommodate the type and quantity of pedestrian, bicycle, and vehicle traffic that would be generated by the Project. All other services (electricity, telephone, gas, water) are proximate to the Project Site.
30. The Hearing Officer finds that the request to modify the front and rear yard setback requirements are necessary to ensure that the recreation facility provides adequate community amenities that will benefit the surrounding residential properties.
31. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Santa Clarita community. On December 15, 2014 a total of 91 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 25 notices to those on the courtesy mailing list for the Newhall Zoned District and to any additional interested parties.

32. The Hearing Officer finds that the Final EIR for the Project was prepared in accordance with CEQA, the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Commission reviewed and considered the Final EIR, along with its associated MMRP, Findings of Fact and Statement of Overriding Considerations, and finds that they reflect the independent judgment of the County. The Findings of Fact and Statement of Overriding Considerations are incorporated herein by this reference, as set forth in full.
33. The Hearing Officer finds that the Addendum, dated July 2014, to the certified Environmental Impact Report (EIR) for the original VTTM 52455/ Project 98-008 was prepared in compliance with the California Environmental Quality Act (CEQA) and the County environmental guidelines to account for the proposed recreation and open space use located on two contiguous lots (APN 2810-113-073 and 2810-113-074). The Addendum concluded that the request to establish a recreation center/ open space use would not result in any increased or additional environmental impacts beyond those which were analyzed in the EIR, and therefore concluded that supplement environmental analysis was not required.
34. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer'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, California 90012. The custodian of such documents and materials shall be the Section Head of the Special Projects Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will 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 or general welfare.
- C. 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.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**THEREFORE, THE HEARING OFFICER:**

1. Finds that the Addendum to the certified Environmental Impact Report (EIR) for the original VTTM 52455/ Project 98-008 was prepared in compliance with the California Environmental Quality Act (CEQA) and the County environmental guidelines to account for the proposed recreation and open space use located on two contiguous lots (APN(s) 2810-113-073 and 2810-113-074). The Addendum concluded that the request to establish a recreation center/ open space use would not result in any increased or additional environmental impacts beyond those which were analyzed in the EIR, and therefore concluded that supplement environmental analysis was not required.
2. Approves Conditional Use Permit 201400093, subject to the attached conditions.

**ACTION DATE: January 20, 2015**

SD:DA  
January 9, 2015

c: Hearing Officer, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-02139-(5)  
CONDITIONAL USE PERMIT NO. 201400093**

**PROJECT DESCRIPTION**

The project is a request to authorize a planned private recreation facility on a property zoned as Residential Planned Development and Open Space pursuant to section(s) 22.20.460 (A), 22.20.100 (A) and 22.40.430 of the Los Angeles County Code. The proposed project also includes a request for modifications to the front and rear yard setback requirements. A portion of the project site (APN 2810-113-073) was approved as part of Vesting Tentative Tract Map No. 52455 (West Creek) that authorized the development of 2,545 dwelling units, approximately 20 acres of commercial development and appurtenant uses consist of supporting infrastructure, public and private recreation on approximately 966.6 acres. The subject CUP is needed to expand a planned recreational facility into an adjacent property (APN 2810-113-074) zoned as Open Space located outside of the approved tentative map boundaries is subject to the following conditions of approval:

**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. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of 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 reasonably 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

reasonably 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 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.
9. 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 **\$1,000.00**. 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 **five biennial (one every other year)** inspections. 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.

10. 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.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code 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 of Regional Planning ("Director").
14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
15. 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.

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **March 20, 2015**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### PROJECT SITE SPECIFIC CONDITIONS

18. This grant shall authorize a planned private recreation facility on a property zoned as Residential Planned Development and Open Space pursuant to section(s) 22.20.460 (A), 22.20.100 (A) and 22.40.430 of the Los Angeles County Code. The proposed project also includes a request for modifications to the front and rear yard setback requirements.
19. The parking requirements for private parks are one automobile parking space for each one-half acre of developed park area up to 15 acres. The lot is 0.73 acres therefore two parking spaces are required for private recreation center. If the permittee changes the operation of the recreation facility so as to require less parking than the minimum requirement, the permittee shall submit an application for a Revised Exhibit "A" within 90 days of such occurrence.

If the recreation facility substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

20. The permittee shall provide two short-term bicycle parking spaces. The site plan shall be revised to include the location of the short-term bicycle parking spaces and **three copies** of a modified the Exhibit "A" shall be submitted to Regional Planning by **March 20, 2015** for review and approval.

If the permittee alters the property with an addition of more than 15,000 square feet of floor area so as to require bicycle parking beyond the minimum requirement, the permittee shall submit an application for a parking permit, variance, or other

applicable permit, as determined by the Director, within 90 days of such occurrence.

21. The permittee shall submit **three copies of** landscape plans to the Director for review and approval. The landscape plans shall provide a plant palette description, ratio of pervious and impervious surfaces and an irrigation plan. The plans shall be submitted to Regional Planning by **March 20, 2015**.
22. This grant does not approve project related signs. If sign approval is proposed subsequent to the public hearing, the permittee shall submit three copies of sign plans to the Director for review and approval. The plans shall be submitted to Regional Planning by **March 20, 2015**.
23. Operation hours shall be limited between the hours of 7:00 a.m. and 10:00 p.m., seven days a week.
24. The permittee shall submit a lighting plan to the Director for review and approval. The plans shall be submitted to Regional Planning by **March 20, 2015**. Any proposed lighting shall be shielded down and away from the adjacent residential properties to the east and comply with the County Code.

All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination, glare, and light trespass, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot. The permittee shall provide adequate lighting above all entrances and exits to the premises and shall provide adequate lighting in all parking areas and walkways under the control of the permittee

25. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated October 24, 2015.

Attachments:

Fire Department Letter dated October 24, 2014



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2014-02139 (TR 52455-02)      MAP DATE: August 21, 2014

LOCATION: West Hills Area 'B' Recreation Facility on West Hills Drive, North of Rosette Lane, Valencia

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8. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1

### CONDITIONS OF APPROVAL – WATER STSTEM

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.
2. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to the beginning of construction. Fire Code 501.4
3. The required fire flow for the public fire hydrants for this project is 1500 gpm at 20 psi residual pressure for 2 hours. Two public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1
4. Once the project has been cleared by either the Planning Commission or the Hearing Office, submit a minimum of three (3) copies of the water plans indicating the new fire hydrant locations to the Fire Department's Land Development Unit for review. The required public fire hydrants shall be installed prior to the beginning of construction.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at [Wally.Collins@fire.lacounty.gov](mailto:Wally.Collins@fire.lacounty.gov).