



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

**PROJECT NUMBER**

TR060678

**HEARING DATE**

Pending/holds not cleared

**REQUESTED ENTITLEMENTS**

Vesting Tentative Tract Map No. TR060678  
Conditional Use Permit No. 200500150  
Oak Tree Permit No. 200500057  
Environmental Assessment No. 200500150  
EIR SCH No. Pending

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Newhall Land and Farming (Corey Harpole)

**MAP/EXHIBIT DATE:**

April 16, 2014

**SCM REPORT DATE:**

May 19, 2014

**SCM DATE:**

May 22, 2014

**PROJECT OVERVIEW**

The proposed project is a request for a Vesting Tentative Tract Map to create 948 lots on 1,745.7-acres site (gross) to develop 3,617 dwelling units, 66,400 square feet of commercial uses, recreation centers, parks, schools, open spaces and public facilities within the Newhall Ranch Specific Plan.

- 699 single-family residential units
- 29 multi-family lots for 2,918 multi-family apartments/condominiums
- One (1) retail commercial lot for 66,400 square feet of retail/commercial
- Five (5) recreation lots (including community recreation centers and private parks).
- Two (2) public park lots
- One (1) Elementary school lot
- One (1) Junior high school lot
- One (1) High school lot
- 156 open space lots (including landscape zones, trails, open space, Spineflower preserve and river)
- 30 public facility lots (including water quality basins, water tanks, drainage, sewer, lift station, future rail reservation, future SR-126 R/W utility corridor, and debris basins)
- 23 street/access lots (including "private and future" streets, private driveways and fire access)

CUP:

For development within an SEA (Santa Clara River), onsite grading in excess of 100,000 cubic yards and for the development of water tanks.

Oak Tree Permit:

1,066 oak trees will remain with no impacts, 82 (3 Heritage) are proposed to have temporary encroachments, and 380 (23 Heritage) oak trees are proposed for removal.

**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:  6<sup>th</sup> Revision:

**LOCATION**

South is State Route 126 and Santa Clara River, east and west of Long Canyon Road, west of the I-5, in the Santa Clarita Valley.

**ACCESS**

Magic Mountain Parkway to the east and Long Canyon Road to the north.

**ASSESSORS PARCEL NUMBER(S)**

2826-002-022, 2826-002-023, 2826-002-024, 2826-122-005, 2826-122-008, 2826-122-009, 2826-122-010, 2826-123-002

**SITE AREA**

1,745.7 Acres (gross)

**GENERAL PLAN / LOCAL PLAN**

Newhall Ranch Specific Plan (Pending Review)

**ZONED DISTRICT**

Newhall

**SUP DISTRICT**

5

**LAND USE DESIGNATION**

Low Medium (LM) /Medium (M), High Residential (H), Commercial, Open Space (OA)

**ZONE**

SP

**PROPOSED UNITS (DU/AC)**

3,617 (2.07 project average)

**MAX DENSITY/UNITS (DU/AC)****COMMUNITY STANDARDS DISTRICT**

N/A

**ENVIRONMENTAL DETERMINATION (CEQA)**

EIR

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Diane Aranda (213) 974-1522 <a href="mailto:daranda@planning.lacounty.gov">daranda@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>

**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 AND HOLDS**Tentative Map:

- Sheet 1-insert "To the Satisfaction of DRP and Public Works" for items 7, 8 and 9 under the General Notes section.
- Sheet 12-The project proposes to convert lot 598, currently designated as commercial, to residential. The conversion of Commercial or Mixed-Use acreage to Residential uses shall be subject to section 3.5.3(a) (1-4) including a traffic study, revised annotated Land Use Plan, and Land Use Map Statistical Table.
- The proposed development for lot 598 is for a private recreational building. A neighborhood recreation facilities use is allowed in the Commercial land use designation within the Newhall SP. If the proposed development is for a use allowed in the current land use designation, why is there a request to convert lot 598 to residential?
- Sheet 3- Provide a trail connection from the open space lots 143, 144, and 145 to the recreation facility. A few trail connections are not linked to the sidewalk (e.g. trail connection between lot 48 and 49).
- Sheet 3- Insert trail connection between lots 93 and 94.
- Sheet 3- Please illustrate trail connections from open space lots 146, 147, and 148 to the trail along JJ Street..
- Sheet 6- Insert measurement for lot frontage for lot 577.
- Sheet 6- There are two lots with the number 519 (one is open space; the other is a residential lot). Label each lot with correct lot number.
- Sheet 6- Lot 204 (Open Space lot) is not listed in the table. Lots 233 and 410 are not labeled on the map although are listed in the summary table.
- Sheet 7- Label the Planning Area on map to be consistent with the other maps.
- Sheet 7- Include rear width measurement for lot number 356.
- Sheet 7- Lot number 362 is under the required 40-foot frontage width for lots located along a cul-de-sac.
- Sheet 7- What appears to be a lot, east of lot 384 does not have a lot number. This was also previously noted in the November 27, 2013 SCM report.
- Sheet 7- Lot number 203 not listed in the summary table and lot 240 (open space) is not labeled on the map.
- Sheet 8- Lot number 496 on map is listed as lot 253 in the summary table. Which is the correct lot number for the lot?
- Sheet 8- Lot 197 is listed in the summary table and is not on the map. Please revise to map and summary table to reflect accurate numbering of lots.

- Sheet 8- Revise IEC-P number 282 labeled on Long Canyon Road to reflect the adoption of IEC-P 285 on May 15, 2014.
- Sheet 9- Lot number 272 and 523 are called-out on the map and are not listed in summary table. Please revise the map and summary table to reflect accurate lot numbers.
- Sheet 9- The summary table incorrectly labeled lot 224 as Public Facility Drainage. The map has lot number 586 listed as Public Facility Drainage.
- Sheet 9- Lots 205, 271 and 219 are not located on the map. Revise map and summary table to ensure the lot number accurately matches the map.
- Sheet 9- Revise IEC-P number 282 labeled on Long Canyon Road to reflect the adoption of IEC-P 285 on May 15, 2014.
- Sheet 9- Provide pedestrian pathways/trail connections from surrounding residential units to LSC-15 Public Park and Elementary School.
- Correctly label all trails (Community Local, Recreation, Joint with Utility Easement and River Trail) to illustrate conformance with Specific Plan Trails map.
- Sheet 10- Illustrate a lot line between lots 213 and 214.
- Sheet 11- Lot 901 (open space) is on the map and not on the summary table.
- Sheet 11- Lots 737 (open space), 933 (private street), and 943 (open space) are not on the map.
- Sheet 12- Lot number 756 and 816 have a width frontage under the required 50-feet for lots located along a standard street.
- Sheet 12- Lot number 803 has a frontage width of 30-feet. Is this a mistake?
- Sheet 12- Lot 812 and 857 are missing.
- Sheet 12- Lot 816 has a frontage width of 40-feet below the required 50-feet for lots located along standard streets.
- Sheet 12- Illustrate a trail connection between lots 849 and 850.
- Two lots are labeled 879 and 929. Revise to illustrate accurate lot numbering.
- Sheet 12- Call-out the lot frontage width for lot 843.

#### Exhibit "A":

- Sheet 1- OF-6 is not included in the Parking Summary table. Include the recreation center (OF-6) in parking summary.
- Sheet 1- The parking table incorrectly labeled the street frontage for lot 142 as KK Street. Revise the table to reflect the correct street frontage as HH Street.
- Sheet 1- Why doesn't the parking table include schools?
- Sheet 1- Lot 253 is labeled incorrectly. The lot should be labeled as 496.
- Sheet 3- Illustrate trail connection/pedestrian pathway to recreation area.
- Sheet 3- OF-4 does not have the required 18-foot front yard setback.
- Sheet 4- LCN 1A and 1B have exceeded the maximum allowable height pursuant to development standards in the Medium Residential land use designation in the Newhall Ranch Specific Plan.
- Sheet 5- LCS-1 building G does not meet the required 18-foot front yard minimum required setback.
- Sheet 5- Call-out the rear yard setback for building A.
- Sheet 5- the Project Boundary lines are similar in shape and color to other lines which makes it difficult to discern one from the other, especially surrounding LCS-2. Revise line symbols to look different from one another.
- Sheet 6- Add note, "Conceptual Plan" for schools exhibit. This was a note on the previous SCM report.
- Sheet 7- Call-out front and rear yard setbacks for LCS-8.
- Further review is necessary to determine parking conformance.
- Provide a summary table depicting total linear feet of street frontage for single-family development and the number trees required to conform to the Healthy Design Ordinance (HDO) for On-site/Street Trees. (Section 21.32.160 (street) and 21.32.195 (onsite) (total linear frontage / 25 = total trees required). Pursuant to section 2.32.160 street trees are required; 21.32.195 onsite trees are required with 25-foot spacing and required street trees may be utilized as part of count.
- Provide a density table for each residential development that includes the proposed density and required density as set forth in the Specific Plan.

#### Oak Tree Exhibit:

- The revised Oak Tree report is currently being reviewed by Forestry.
- Further review of oak tree report and exhibits is required.

#### Slope Density Analysis:

- Further review is required. Slope density overlay map shall be submitted for further review.

Healthy Design Ordinance (“HDO”):

Clear  Hold

1. Provide cul-de-sac pedestrian connections and pedestrian pathways from residential development to nearby parks, open space and recreational facilities.
2. Provide standard road cross section (not the “alternate” cross section)
3. Add internal pedestrian walkway standards for residential and commercial condo projects, minimum five-foot width and with a four-foot wide planting strip for residential projects with a density of 12 du/ac or more.
4. Main condo unit (pedestrian) entrances are to take access from a landscaped common area (i.e. courtyard or paseo). Main pedestrian access is prohibited from a fire lane shared by garages (secondary access allowed)
5. Identify on the tentative or exhibit map pedestrian crossings (crosswalks) across fire lanes inside a condo development.
6. The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the single-family residential areas.
7. Provide bicycle parking and related facilities to the multi-family residential, including apartments, attached condo and townhomes (five units or more) and commercial development (22.52.1225).

Administrative:

- Submit Burden of Proof for the SEA CUP.

Additional Materials:

- The project is required to meet the HDO standards.
- Traffic study required for the request to convert Commercial to Residential land use designation.
- Submit covenants for external/on-site improvements
- Submit a summary table listing the lots proposing to deviate from setback/ height development standards as set forth in Table 3.4-1 Site Development Standards Matrix and provide reasons why the deviation is necessary.
- Provide typical retaining wall cross section
- Provide Planning Notebook-
  - Land Use Statistical Comparison and Substantial Conformance Summary
  - Annotated Land Use Plan Statistical table
  - Landscape plan
  - Circulation Plan
  - Annotated Trails and Infrastructure table
  - List off-site improvements

Overall Comments:

1. Discuss design of multi-family lots, setbacks, inclusion of trail connections/ pedestrian pathways to parks, recreation centers and open space.
2. Bike lanes to be located along routes to schools.
3. Discuss the request to convert a commercial lot to residential including the lack of local commercial services for residential development located to the east-west of Long Canyon (Onion Fields and Long Canyon Planning areas).
4. Provide a table summary listing the lot numbers of all lots proposing to deviate from the required setback requirements and height minimum. Include a letter stating the reasons for the request for deviation of Specific Plan development standards.
5. Submit a Burden of Proof associated with the SEA CUP.

Other Notes:

1. Project is subject to Green Building requirements as determined by Public Works Title 31 and 12.84.
2. Project is subject to the Healthy Design Ordinance pursuant to Title 21 Subdivision Ordinance.
3. Map conditions are pending due to further review.

REGIONAL PLANNING HOLDS:

- Revised Tentative Map
- Revised Exhibit Map
- Environmental
- Oak Tree Permit
- Burden of Proof for SEA CUP/SEATAC
- Slope Density Map
- Landscape Conceptual
- General Plan/Specific Plan Consistency Determination
- Affordable Housing Program Consistency Determination
- Planning Notebook
- Reschedule for Subdivision Committee

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**RESUBMITTAL INSTRUCTIONS**

*If a map revision is required, please submit the following items:*

- *A completed and signed Land Division application*
- *A signed and dated cover letter describing all changes made to the map*
- *Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A"*
- *A digital (CD or Flash drive) copy of the map/exhibit in PDF format*
- *Revision fee payment (for the 3<sup>rd</sup> revision and thereafter)*
- *Any other additional materials requested by the case planner*

*NOTE: An appointment is required for resubmittal. You must call Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are strongly encouraged to contact the case planner and discuss the map revision and other materials.*