



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

**PROJECT NUMBER**

R2015-00408-(5)

**HEARING DATE**

Pending/holds not cleared

**REQUESTED ENTITLEMENTS**

Vesting Tentative Tract Map No. TR073336  
Conditional Use Permit No. 201500019  
Environmental Review No.201500030  
SCH No.: Pending

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Northlake Associates, LLC (John Arvin)

**MAP/EXHIBIT DATE:**

February 17, 2015

**SCM REPORT DATE:**

March 17, 2015

**SCM DATE:**

March 26, 2015

**PROJECT OVERVIEW (Northlake SP southerly portion)**

Implement adopted Northlake Specific Plan, southerly 737.1-acre Project Site out of 1,330-acre property, to develop 407 lots including 15.9 million cyds balanced cut and fill grading.

The 407 lots proposed by uses are as follows:

- 325 Single-Family lots (325 DUs)
- 5 Active Senior detached condominium lots (631 DUs)
- 12 Multi-Family lots (1,146 DUs)
- 51 OS lots including private parklets, trails, natural open space, landscaping, and various other green spaces
- 2 1 Public and 1 Private Park lot
- 2 Water Tank lots
- 9 Debris Basin lots
- 1 Water Quality Basin lot

The property is located in the Santa Clarita Valley Area Plan (2012) planning area. The property is irregular-shaped, elongated north to south, and consists of both steep and gradually sloping topography. The northerly half of the property is to remain undeveloped at this time, whereas the southerly portion is proposed for primarily residential development in the centrally located valley/canyon within the site. One significant ridgeline is located above the valley on the westerly perimeter of the property and is not proposed for development.

Subdivision: To create 407 lots including 325 Single-Family, 5 for detached condominium, 12 multi-family, 51 Open Space, 2 public park, 2 water tank, and 10 debris/water quality basin lots.

CUP: To authorize a conditional use permit for Northlake Specific Plan site plan review for development of 2,102 residential dwelling units, grading in excess of 100,000 cubic yards, construction of two water tanks and associated infrastructure in the Northlake Specific Plan zone.

**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:  \_\_\_ Revision (requires a fee):

**LOCATION**

North of the intersection of Lake Hughes Road and Ridge Route Road, south of Templin Highway and open space, east of I-5, and west of Castaic Lake and Lagoon

**ACCESS**

Ridge Route Road to the north and south.

**ASSESSORS PARCEL NUMBER(S)**

On-site: 2865-003-013, 035, 908; 2865-036-001, 002, 003; 3244-012-013, 045, 046, 048, 049, 050, 057, 058, 059, 904; 3244-013-001, 002, 004, 005, 010; 3244-014-015, 050, 053, 062, 067, 068, 902, 906; 3247-017-019; External Map Improvements:3247-017-900; 3247-041-012

**SITE AREA**

Gross: 737 Acres  
Net: ?

<b>GENERAL PLAN / LOCAL PLAN</b>		<b>ZONED DISTRICT</b>	<b>SUP DISTRICT</b>
Santa Clarita Valley Area Plan (2012)		Castaic Canyon	5
<b>LAND USE DESIGNATION</b>		<b>ZONE</b>	<b>CSD</b>
Northlake Specific Plan		Specific Plan	Exempt from Castaic Area CSD and HMA ordinance
<b>PROPOSED UNITS (DU)</b>	<b>MAX DENSITY/UNITS (DU)</b>	<b>GRADING, CUBIC YARDS (CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)</b>	
2,102	2.85 DU/AC averaged over entire southerly site of SP area (2,102DU / 737AC)	15.9 million c.y. of cut, 15.9 million c.y. of fill balanced onsite	

**ENVIRONMENTAL DETERMINATION (CEQA)**

Supplemental EIR

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>	
Regional Planning	Hold	Kim Szalay (213)-974-4876	<a href="mailto:kszalay@planning.lacounty.gov">kszalay@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**

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map.

Land Use Policy:

Clear  Hold

1. Pending consistency determination with Northlake Specific Plan land use designations under the SCVAP 2012

Specific Plan, Castaic CSD, and HMA Zoning:

Clear  Hold

1. Pending compliance determination with Northlake Specific Plan zoning designation
2. The Northlake SP is not subject to the Castaic CSD nor to the Hillside Management Area Ordinance
3. Courtesy consultation with and documentation input from Santa Clarita Valley Trails Advisory Committee is requested regarding public and private trails network proposed

Tentative Map:

Clear  Hold  Please revise the following:

Required throughout VTTM:

1. Lot lines and lot numbers need to be more distinct – too hard to i.d. as is
2. Depict lot line dimensions (particularly SFR lot frontage and rear) and lot acreage for each SFR and MFR lot
3. Show sections on respective sheets for all retaining walls in excess of 6'

4. Provide a single sheet for whole VTTM site overview depicting lot lines and planning area labels, and main public streets/highways names without topography contours
5. Depict driveway access point(s) from public streets for each lot or lot areas to be developed
6. Show legends on each sheet for different lines, etc.
7. VTTM Draft Conditions pending following next VTTM submittal

Sheet 1:

8. See comments on the Notes and Data Summary Table and additions needed
9. SFR table is not consistent with summary regarding lot and unit counts
10. Provide a Lot Summary table of whole VTTM by uses with subtotals and totals (SF Residential, MF Residential, Public Park, OS ( including natural, private park, and landscaped greenway and related common area greenspace lots, and trails) Commercial/Office (if any neighborhood commercial of any kind to be proposed). Table Headings should be as follows: Lot Numbers by Planning Areas, Sheet No., Use/Type, DUs, Commercial or Other in sq. ft. or acres.
11. See comments on road Sections sheet
12. "Q" Street is referenced but not depicted
13. Add note to call out that private drives shall be designed according to the Westside Communities Private Drive and Traffic Calming Design Guidelines consistent with Healthy Design requirements (see HDO comments below)

Sheet 2

14. Boundary line clarification for "not a part" area needed as indicated on sheet
15. Show whole remainder parcel

Sheets 3

16. See retaining wall comment on sheet
17. Clarify extent of boundary of "Not Included" as noted on sheet
18. Depict additional tank per note on sheet

Sheet 4

19. Discuss with FD and DRP cul-de-sac in excess of 700 feet in length

Sheet 5

20. Provide trail access as indicated on map
21. Provide undersized lot area request for specific named lots, or, provide a cap on the no. of undersized lots requested per named planning areas

Sheet 6

22. Call out external map improvements as indicated

Sheet 7

23. Define boundaries of drainage infiltration feature to the southeast of project site, and obtain and submit ownership consent documentation

Other Requirements:

24. Provide verification of all external map improvements access authorization prior to tentative map clearance including locations of debris basin and other drainage feature to the north and drainage infiltration feature to the south

Exhibit Map/Exhibit "A"

Clear  Hold  Please revise the following:

Required throughout Exhibit Map/Exhibit "A" ,or, in Planning Notebook as otherwise as indicated:

1. Provide sample layouts of major and minor park space in planning notebook
2. Provide product typical elevations and design in planning notebook for each product type
3. Coordinate obtaining documented input from Santa Clarita Valley Trails Advisory Committee even though exempt from Castaic CSD regarding proposed public trail and project linkages with other trails.
4. Add bicycle notes for each applicable sheet to read, "Long and short term bicycle parking and other bicycle facilities shall be provided according to requirements of County Code Section 22.52.1225".
5. Put BSF (bicycle shower and changing facilities) for buildings  $\geq$  75K to show locations of shower and changing facilities for applicable buildings. Bicycle parking note to be included with applicable planning area summary tables, and long and short term bicycle parking condition added to CUP conditions
6. Provide typical sections for retaining walls in excess of 6 feet in height on each applicable sheet - call out height on those in excess of 6 feet in height
7. Provide Landscaping Conceptual Plan for common areas and drives including common areas fencing and walls
8. Provide PA and Parking Summary(s) for each sheet – see attached sample below
9. Sidewalks required at all entryway driveways from Northlake Blvd. and from main Collector streets into complexes
10. Many driveway dimensions do not match called out dimensions on various sheets – correct mismatch per FD requirements as to width
11. Exhibit Map shall depict the park terraces and related development footprints and depict the mapped significant ridgeline on the Exhibit Map where it is disturbed or adjacent to development/disturbance.

Sheet 1:

12. Add note: "guest parking proposed on private drives shall be designed per the Westside Communities Private Drive and Traffic Calming Design Guidelines consistent with Healthy Design requirements"
13. Add note: "private drives shall be designed per the Westside Communities Private Drive and Traffic Calming Design Guidelines consistent with Healthy Design requirements"
14. Add same corrections to Notes as VTTM Notes
15. Add Specific Plan/Project correlation table as indicated on Sheet 1

Sheet 2:

16. Driveway dimensions do not match called out dimensions on P-12 and P-9
17. 25' minimum setback from Northlake Blvd. required
18. 20' minimum setback from Collectors off of NL Blvd to 300'
19. Sidewalks required at entryway driveways from Northlake Blvd. and main Collector streets into complexes
20. Depict unit and number of cars per garage - depictions missing for 6-court product

Sheet 3:

21. Driveway dimensions do not match called out dimensions on various driveways P-1 through P-6
22. Curvilinear grading required as indicated on sheet comments
23. Unit on top of severe grade mapping - fix where indicated
24. Fix stray driveway where indicated
25. Single access issue as indicated

Sheet 4

26. Sidewalks required at entryway driveways from Collector street into complexes

Sheets 5:

27. Curvilinear grading required as indicated
28. Identify use for unidentified pad with no access as indicated
29. Sidewalks required at entryway driveways from Collector street into complexes

Sheet 6:

30. Driveway widths and callouts to match
31. Depict extent of PA grading area
32. Curvilinear grading required as indicated
33. Depict number of cars per garage for Casitas (as done with other products)

Sheet 7:

34. Depict number of cars per garage for Casitas (as done with other products)
35. Curvilinear grading required as indicated
36. Sidewalks for entryways into complexes throughout

Sheet 8:

37. Identify unidentified use for pad as indicated
38. Depict extent of grading for portion as indicated

Conditional Use Permit:

Clear  Hold

1. DRAFT CUP Conditions pending
2. CUP application and Burden of Proof discussion should indicate CUP for Specific Plan site plan review, grading in excess of 100,000 cyds, and construction of two water tanks
3. CUP application requires project description – see updates required on VTTM application project description below
4. CUP Grading Burden of Proof item B – development acres proposed should be consistent with CUP application
5. CUP Hillside Management Burden of Proof (B.O.P.) item D. requires expanded discussion. Standard CUP B.O.P. referenced does not include this item D. Use HM B.O.P. for clustering request as clustering is associated with HM.
6. Updated Water Supply Assessment required from NCWD

Environmental Determination:

Clear  Hold

1. Screen Check Administrative DEIR pending

Healthy Design Ordinance (“HDO”):

Clear  Hold

1. Incorporate HDO updates to Title 21 and Title 22 requirements and related:
  - Sections 21.16.015 A,B (exhibit map details); 21.24.065 (highways); and 21.40.040 No. 26 (requirements for bicycle, street trees, etc.) apply
  - Sections 21.32.160,170,180,195; 22.52.1060.E apply (changes to requirements for street and on-site trees, planting strips, sidewalks, and landscaping): Provide master conceptual landscaping plan along PROWs, private drives, pedestrian ways, residential and commercial common areas, graded & ungraded open spaces, recreation areas, parking areas according to these updated Code provisions
  - Include Open Space Table with breakdown of manufactured/constructed and natural open space types by lots
  - Bicycle parking note on Maps should read: “Long and short term bicycle parking and other bicycle facilities shall be provided according to requirements of County Code Section 22.52.1225”

VTTM Application/Administrative/Other:

Clear  Hold

1. Attachment "B": complete slope and open space lot identification including total number of lots on table. Asterisk at bottom has no point of reference.
2. Attachment "B": statement at bottom should read, "...policies of the County of Los Angeles General Plan / Santa Clarita Valley Area Plan, One Valley One Vision, 2012."
3. Land Use Table on Attachment "B" requires total for Lot Count column which should match 407 lots on application
4. Provide Planning Notebook with various design typicals prior to Tentative Tract Map clearance
5. Provide Recreation/Amenity areas and Unit typicals for improvements in Planning Notebook prior to Tentative Tract Map clearance
6. 3-Party Agreement for environmental processing required to continue environmental processing

**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*

*\_\_\_\_\_ 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>d</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.*

Prepared by Mr. Kim Szalay

3/17/15

Sample Planning Area and Parking Summary:

<b>PLANNING AREA 4 SUMMARY:</b>	
PRODUCT	2 STORY DETACHED CONDOS
GROSS ACRES	22.3 ACRES
NUMBER OF BUILDINGS	178 BUILDINGS
TOTAL UNITS	178 UNITS
DENSITY	8.0 DU/AC
MAX. BUILDING HEIGHT	35 FEET
RESIDENT PARKING REQUIRED	356 SPACES
GUEST PARKING REQUIRED	45 SPACES
TOTAL PARKING REQUIRED	401 SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE	
RESIDENT PARKING PROVIDED	356 SPACES
GUEST PARKING PROVIDED	70 SPACES
TOTAL PARKING PROVIDED	426 SPACES
HC PARKING REQUIRED:	
2% X 178 = 4 STALLS	
5% X 70 = 4 STALLS	
TOTAL = 8 STALLS	
HC PARKING PROVIDED = 14 STALLS	
<b>NOTES:</b>	
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION LTO A LOT LINE OR PUBLIC ROAD R/W.	
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.	
3. BICYCLE PARKING TO BE PROVIDED PER COUNTY CODE REQUIREMENTS.	

<b>PARKING SUMMARY (PER LOT)</b>			
LOT NO.	UNITS	PARKING REQUIRED	PARKING PROVIDED
27	16	36	43
28	22	49	50
29	34	77	82
30	53	119	126
31	31	70	75
32	22	50	50
TOTAL	178	401	426

<b>REC. AREA (LOT 408) PARKING SUMMARY</b>	
<b>PARKING REQUIRED:</b>	
500 S.F. BLDG X 45 STALLS/1000 S.F. ASSEMBLY USE = 23 STALLS	
0.5 AC. ACTIVE USE X 1 STALL / 1 AC. ACTIVE USE = 1 STALL	
TOTAL = 24 STALLS	
<b>PARKING PROVIDED:</b>	
TOTAL=25 STALLS	
HC PARKING REQUIRED = 5% OF STALLS = 2	

NOTE: FINAL PARKING COUNT TO BE DETERMINED PER  
OCCUPANCY AT BUILDING PERMIT STAGE. STALLS  
SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.

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