



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

PROJECT NUMBER

85628

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Tract Map No.046018-11
Conditional Use Permit No. 201100064
Environmental Assessment No.IS85628

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Plum Canyon Master LLC (Sikand Engineering)

MAP/EXHIBIT DATE:

09/24/14

SCM REPORT DATE:

10/21/14

SCM DATE:

10/30/14

PROJECT OVERVIEW

A modification to an existing recorded map to include a reduction of single family residence lots, addition of debris basin lots and a public park lot.

Subdivision: To create 203 single-family lots, 1 commercial lot, 7 open space lots, 1 park lot and 4 public facility lots (216 total lots).

CUP: For development in the non-urban hillside management area; density-controlled development; onsite grading in excess of 100,000 cubic yards; offsite grading of 10,000 cubic yards, and utilization of open spacedesignated as a noncommercial park within a Development Program zone.

MAP STAGE

Tentative: Revised: Amendment: Amended : Modification to : Other:
Exhibit "A" Recorded Map

MAP STATUS

Initial: 1st Revision: 2nd Revision: 4th Revision (requires a fee):

LOCATION

North of Farrell Road and East of Whites Canyon Road, Tract No. 46018-11

ACCESS

Farrell Road

ASSESSORS PARCEL NUMBER(S)

See Attachment "A"

SITE AREA

214.7

GENERAL PLAN / LOCAL PLAN

Santa Clarita Vally (OVOV)

ZONED DISTRICT

SAND CANYON

SUP DISTRICT

5th

LAND USE DESIGNATION

H5 – Residential 5(UR2 Urban Residential 2, 5 du/ac)
H18 – Residential 18(UR4 Urban Residential 4, 18 du/ac)
CG – General Commercial(CN - Neighborhood Commercial)

ZONE

RPD-20,000-2.4U, RPD-6,000-5.9U, CG

CSD

N/A

PROPOSED UNITS (DU)

H5 – 143 dwelling units
H18 – 61 dwelling units
CG – N/A
203 total dwelling units proposed

MAX DENSITY/UNITS (DU)

H5 – 195 dwelling units
H18 – 282 dwelling units
CG – N/A

GRADING

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

2,660,700 cubic yards
Onsite - 641,5000 cy cut; 641,500 cy fill
Offsite - 622,100 cy cut; 393,300 cy fill
362,300 cy import
1,283,000 cubic yards onsite, 1,015,400 cubic yards offsite

ENVIRONMENTAL DETERMINATION (CEQA)

Staff is prepared to support the addendum language that the existing EIR covers the project.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

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

7SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

CUP85628 (Hillside Management), TR46018 (2,500 dwelling units), ZC85628 (RPD)

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: *At this time, Regional Planning recommends approval of the modification to the recorded map, pending the recordation of the lot line adjustment of the adjacent lot.*

Environmental Determination:

Clear Hold

1. Consider our biologist's analysis, location and preservation of sensitive/important resources/healthy design features/location of fuel modification buffer when recommending redesign of the development.
2. Addendum to the 1988 certified EIR.

Land Use Policy:

Clear Hold

Zoning Code Compliance:

Clear Hold

Tentative Map:

Clear Hold

3. Consider our biologist's analysis, location and preservation of sensitive/important resources/healthy design features/location of fuel modification buffer when recommending redesign of the development.

Exhibit Map/Exhibit "A":

Clear Hold

4. Consider our biologist's analysis, location and preservation of sensitive/important resources/healthy design features/fuel modification buffer when recommending redesign of the development.

Conditional Use Permit:

Clear Hold

5. Depict park improvements ensuring there are adequate automobile parking spaces: at least one automobile parking space for one-half acre of developed park area.

Administrative/Other:

Clear Hold

6. Reconcile grading amounts on the application, maps and exhibits.