



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

PROJECT NUMBER **HEARING DATE**

98008/ RAEM 52455-2 N/A

REQUESTED ENTITLEMENTS

Amended Exhibit Map No. 52455-2

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
Copperhills Partners, LLC (owner/applicant)	09/22/15	10/19/15	10/29/15

PROJECT OVERVIEW

A request to amend the previously approved amended exhibit map for Commercial Development Area CH-20 to permit five restaurants (three restaurants with drive-thrus), a day care, office building, multi-tenant retail, and a gas station with convenience store and a coin-operated car wash.

Project as approved:

A subdivision to create 1,521 lots consisting of 11 commercial lots; 1,262 residential lots, 32 lots for paseos, trails, and bridge crossings; 110 open space lots and 103 utility lots within 966.6 acres in the Newhall Zoned District. The project also included a zone change, a conditional use permit, parking permit and oak tree permit. The project site was originally approved as Commercial Development Area CH-20 to create five commercial lots (lots 403-407) and associated parking.

Proposed amendment:

The proposed amendment to the approved exhibit map dated February 28, 2007 is to revise the parking layout and parking summary table to reflect new parking ratio related to the proposed uses, establish a Taco Bell drive-thru restaurant, add two new pads for the placement of two restaurant uses, an office building, daycare center, a retail store, gas station with convenience store and coin-operated car wash.

MAP STAGE

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

MAP STATUS

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

LOCATION

24525 Copper Hill Drive and Camino Del Arte Drive,
 Santa Clarita, Newhall Zoned District

ACCESS

Copper Hill Drive

ASSESSORS PARCEL NUMBER(S)

2810-109-025, 027, 029, 030, 031, 032, 033, 034

SITE AREA

50,720 sq. ft./ Acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Area Plan

ZONED DISTRICT

NEWHALL

SUP DISTRICT

5th

LAND USE DESIGNATION

General Commercial

ZONE

NEIGHBORHOOD
 COMMERCIAL-
 DEVELOPMENT
 PROGRAM

CSD

N/A

PROPOSED UNITS

(DU) N/A

MAX DENSITY/UNITS

(DU) N/A

GRADING

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

ENVIRONMENTAL DETERMINATION (CEQA)

An EIR was previously certified by the Board of Supervisors as part of the West Creek project approval. The amended exhibit map is a ministerial project, therefore is categorically exempt.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Diane Aranda (213) 974-1522 daranda@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:
Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

Vesting Tentative Tract Map 54455/ Conditional Use Permit 98008

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the amended exhibit A map. The map shall illustrate a revised parking summary with occupant load calculations for the proposed restaurants. The handicap accessible parking/compact vs. standard count and a parking stall typical shall be included as part of the exhibit A. The percentage of lot coverage and proposed landscaping shall be included on the plans and lot size data in acreage is also required. The proposed use of each building/tenant unit shall be labeled. Please read below for further details.

Environmental Determination:

Cleared Hold

The proposal to amend the previously approved exhibit A is categorically exempt as the project is considered ministerial and is in compliance with CEQA guidelines.

Land Use Policy:

Clear Hold

1. The proposed amendment to the previously approved exhibit A to add two pads for restaurant uses and including additional fast food drive thru, day care center and gas station with coin-operated car wash and convenience store with associated parking is consistent with the General Commercial land use designations under the Santa Clarita Area Plan.

Zoning Code Compliance:

Clear Hold

1. The proposed development complies with the Neighborhood Commercial-Development Program zoning designation. The commercial retail land use(s) are permitted within this zone.
2. The proposed development does not comply with the required parking for restaurants which is one or more automobile parking spaces for each three persons based on occupant load, pursuant to 22.52.1110 of the Planning and Zoning Los Angeles County Code.
3. Parking dimensions cannot be determined to be in compliance without illustrating a vehicle parking stall typical
4. The proposed handicap accessible parking count, and the ratio of compact versus standard is not labeled on the exhibit map, therefore cannot be determined to be in compliance with Title 22 parking requirements.
5. Loading areas are not called out on the exhibit A to ensure screening from residences across Copper Hill Drive is provided in compliance with West Creek specific development standards.

Exhibit Map/Exhibit %A:

Clear Hold

1. Provide a revised parking summary with occupant load calculations from Building and Safety to determine the required parking for the restaurant establishments.
2. Provide a count of how many handicap accessible parking spaces, compact/standard are proposed.
3. Include a vehicle parking typical illustrating dimensions.
4. Call-out where the loading areas are located on the site plan and how each are will be screened if located in proximity to Copper Hill Drive.
5. Label the proposed use for the building on Pad 6.
6. Illustrate pedestrian pathways along the project site.
7. List project data on the site plan such as lot size, lot/landscaping coverage%.
8. Provide building height information
9. Provide any short-term/long-term bicycle parking.

Administrative/Other:

Clear Hold

1. Provide five copies of revised site plans
2. Provide occupant load calculation from Building and Safety for the proposed restaurants.

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,
- Five (5) 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 3rd revision and thereafter), and
- Other materials requested by the case planner.

NOTE: An appointment is required for resubmittal. **You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.** Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.
