



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

Copperhills Partners, LLC (owner/applicant)

**MAP/EXHIBIT
DATE:**

09/14/16

**SCM REPORT
DATE:**

10/18/16

SCM DATE:

10/27/16

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, 042, 044, 045

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 parking spaces for vehicles that will be used for the day care center. The playground to the east of the day care building is located adjacent to the gas station withput a buffer or barrier. There is no designated drop-off area.*

Revise the parking table to include the long-term and short-term bicycle parking count as required by Los Angeles County. The loading areas and handicap parking space symbols are too similar. Provide a different symbol for loading areas. 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. Provide on-site parking for vehicles that will solely be utilized for the day care center.
3. Illustrate a designated drop-off area that does not use the required parking for the day care center.
4. The symbols for the loading areas and handicap accessible parking spaces are similar and difficult to differentiate. Provide different symbols for the loading areas and include a legend.
5. The day care center parking ratio is required for State certified facilities. Include a note on the plans that states, "All development shall comply with State, County and City regulations and development standards".

6. To ensure the loading areas are screening from residences to the east of Copper Hill Drive, provide a note on the plans that state, "The loading areas shall be screened from the residential development across Copper Hill Drive by landscaping, or other means, to be in compliance with the West Creek development standards.

Exhibit Map/Exhibit "A":

Clear Hold .

1. The playground to the east of the day care facility is located adjacent to the gas station without a barrier or a buffer. Remove the playground to the east of the day care facility.
2. Include the short/long term bicycle parking count in the parking table.
3. 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.
4. Label the plans "Amended Exhibit Map" and remove the "Revised"
5. The gas station/ convenience store vehicle parking spaces no. 17-21 are located directly adjacent and over the underground gas tanks and may be obstructed when a fueling truck delivers gas.
6. Provide a legend that depicts all the symbols used on the map.
7. The recorded final map for the commercial lots has a construction restriction note that may require the application of a subsequent final map be recorded for the proposed commercial development. Due to the pending annexation and to ensure that a final map is recorded with the City of Santa Clarita, provide a letter from the City stating that the recordation of a final map, or similar process, will be required prior to the issuance of a construction permit to remove the building restriction language. Also, provide a note on the exhibit 'A' stating that a final map shall be recorded to remove the building restriction language and ensure all vesting tentative tract maps will be in compliance.

Administrative/Other:

Clear Hold .

1. Provide five copies of revised site plans.

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.
