SUBDIVISION COMMITTEE REPORT

PROJECT NUMBER HEARING DATE
99-239-(5) N/A

REQUESTED ENTITLEMENTS
Amended Vesting Tentative Tract Map No. 53138-2
Amended Exhibit "A"
Modification to Conditional Use Permit No. 201100160

OWNER / APPLICANT
Presidio Chatsworth Partners LLC

MAP/EXHIBIT DATE: SCM REPORT DATE: SCM DATE:
2-13-13 6-20-13 6-27-13

PROJECT OVERVIEW
To amend the tentative map and exhibit “A”, and amend/modify the tentative map and CUP conditions for the following:

1. (Amended Map) Change Phase 1 on Map Sheet 1 to include Open Space and Sheriff’s Station.
2. (Amended Map) Update Lot Area table on Map Sheet 1 to reflect above phase change.
3. (Amended Exhibit “A”) Show a conceptual layout for Lot 316-- the Sheriff Station building and associated parking lot.
4. (Amended/Modified Conditions) Remove Map Condition 8; Modify CUP Condition 65; add three new conditions to the map/CUP related to establishing private security services, a private road maintenance fund, and a private sewer maintenance fund for the Twin Lakes community residents. REVISED (see comments)

MAP STAGE
Tentative: ☐ Revised: ☒ Amendment: ☒ Amended: ☒ Modification to: ☒ Other: ☐

MAP STATUS
Initial: ☐ 1st Revision: ☒ 2nd Revision: ☐ Additional Revisions (requires a fee): ☐

LOCATION
Between Topanga Canyon Rd. and Canoga Ave., North of the 118 Freeway, Chatsworth

ACCESS
Canoga Avenue, Poema Place

ASSESSORS PARCEL NUMBER(S)
See staff for list

SITE AREA
230.6 gross acres

GENERAL PLAN / LOCAL PLAN
Countywide General Plan

ZONED DISTRICT SUP DISTRICT
Chatsworth 5th

LAND USE DESIGNATION
R (Non-Urban), RC (Rural Communities)

ZONE
A-1-1, R-1-6,000

PROPOSED UNITS (DU/AC)
MAX DENSITY/UNITS (DU/AC)
COMMUNITY STANDARDS DISTRICT
314 314 N/A

ENVIRONMENTAL DETERMINATION (CEQA)
EIR Addendum review and determination pending.

CC.032613
SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

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<tr>
<th>Department</th>
<th>Status</th>
<th>Contact</th>
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<tbody>
<tr>
<td>Regional Planning</td>
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<td>Public Health</td>
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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 COMMENTS

RECOMMENDATION: Regional Planning does not recommend approval at this time. Please see below comments.

REVISED CUP MODIFICATION REQUEST: Applicant requests to revise their modification to CUP Condition 69 to construct offsite mainline sewer for the adjacent Twin Lakes community. See attached revised amendment letter dated 5-29-13. (Original request letter dated 2-17-13 was to delete CUP Condition 69 and add a new condition committing the developer to provide road and sewage disposal maintenance funds to the Twin Lakes community.)

Amended Map/Amended Exhibit Map:
1. Please clarify if new CUP and map conditions are still proposed as outlined in the original February 7, 2013 amendment letter.
2. Revise the amended map lot table to exclude the following from the open space calculations:
   a. Lot 316 Sheriff facility
   b. Lot 337 debris basin
   c. Lot 342 sewer pump station

CUP Modification:
3. Staff review and determination of revised CUP modification pending.
4. Modify condition 65 to indicate submittal of a Revised Exhibit “A” for the Sheriff’s storefront station prior to building permits.
5. Further explain how the elimination of the CFD in the proposed CUP condition modification 69 affects mitigation measures related to other contributions in the CFD.
6. Cite specific examples of “reasonable efforts” under proposed condition modification 69.C.

Other:
7. Revise the Open Space Exhibit to include the open space phasing table.
8. Revise the Open Space Exhibit and phasing table to exclude the following from the open space calculations:
   d. Lot 316 Sheriff facility
   e. Lot 337 debris basin
   f. Lot 342 sewer pump station
9. EIR Addendum review and determination pending.