



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

PROJECT NUMBER

00-210

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 53295
Zone Change No. 00-210
Conditional Use Permit No. 00-210
Parking Permit No. 200700013
Oak Tree Permit No. 200700018
Environmental Assessment No. 200400096 SCH No. 20100071004

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Newhall Land and Farming (Mr. Miles Helfrich)

MAP/EXHIBIT DATE:

April 8, 2014

SCM REPORT DATE:

May 1, 2014

SCM DATE:

May 15, 2014

PROJECT OVERVIEW

A mixed-use development containing 500 lots on a 382.3-acre site (gross). A total of 1,574 residential units (339 SFR, 1,235 MF Condominiums) located on the southerly portion of the site, 730,000 square feet of commercial office and retail development located on the northerly portion of the site, 138.4 acres of open space including Spineflower Preserve, a 5.6-acre public park, and one public school are proposed. The existing site is hilly and uneven topography requiring proposed grading of 7.8 million cubic yards of cut and 7.8 million cubic yards of fill balanced onsite. External map improvements require 1.4 million cubic yards of cut and 1.2 million cubic yards of fill including import of 400,000 cubic yards of soil from adjacent borrow site from approved Mission Village subdivision owned by the applicant.

Subdivision: To create 339 single-family lots, 38 multi-family lots with 178 detached units in 178 buildings and 1,057 attached units in 108 buildings, 19 commercial office and retail lots, 76 open space lots, two public facility lots (1 school and 1 park), two private recreation center lots, and 24 private drive lots.

Zone Change: To change the existing zoning on 319 acres from the R-1 zone to the RPD-5000-5U zone, 5.5 acres from the R-1 zone to the C-3 zone, and 3.9 acres from the R-1 zone the C-2 zone.

CUP: To authorize Density Controlled Development of 339 single-family dwelling units and Residential Planned Development of 339 single-family and 1,235 multi-family residential dwelling units, development within an urban hillside management area for residential development containing slopes in excess of 25 percent, onsite grading in excess of 100,000 cubic yards, off-site water tanks, and to authorize a reduction of minimum required lot area from 5,000 square feet to a minimum of 4,500 square feet on the lesser of 16 single-family lots or five percent of single-family lots in the proposed RPD-5000-5U zone.

Parking Permit: To allow shared and reciprocal parking across commercial office and retail lots.

Oak Tree Permit: For the removal of 67 oak trees and encroachment into the protected zone of 11 oak trees including removal of three heritage-status oak trees and encroachment on two heritage-status oak trees.

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 2nd Revision: 9th Revision (requires a fee):

LOCATION

West of the Old Road, north and south of Magic Mtn. Pkwy., south of Magic Mountain theme park, east of Mission Village, Santa Clarita Valley

ACCESS

South and north from Magic Mountain Parkway west of I-5 freeway, east of Commerce Center Drive and Westridge Parkway

ASSESSORS PARCEL NUMBER(S)

2826-008-039, 2826-008-040, 2826-009-078

SITE AREA

Gross: 382.3 Acres

Net: 363.0 Acres

GENERAL PLAN / LOCAL PLAN

2012 Santa Clarita Valley Area Plan

ZONED DISTRICT

Newhall

SUP DISTRICT

5

LAND USE DESIGNATION

H5, CM, OS-PR

ZONE

Existing: R-1, C-3, C-R

CSD

None

Proposed: R-1 to RPD-5000-5U: 319 acres ; R-1 to C-3: 5.5 acres (verify acreage); R-1 to C-2: 3.9 acres

PROPOSED UNITS (DU)

4.93 DU/AC

1574 DU proposed

H-5: 1574/319 acres

MAX DENSITY/UNITS (DU)

5 DU/AC

1595 DU maximum

GRADING, CUBIC YARDS (CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

Tract Map Area:

7.8 million cyds cut, 7.8million cyds fill balanced onsite

External Map Improvements:

1.4 million cyds cut, 1.2 million cyds fill,

400,000 cyds Import from adjacent borrow site owned by applicant. No offsite transport using public roads.

ENVIRONMENTAL DETERMINATION (CEQA)

EIR: Administrative Screencheck Draft EIR in process

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Kim Szalay (213)-974-4876 kszalay@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Hold	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Thao Komura (626) 430-5581 tkomura@ph.lacounty.gov Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required:

Exhibit Map/Exhibit "A" Revision Required:

Revised Application Required:

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

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. The status of attached living suite units requested requires further County and Applicant processing clarifications currently in process.

Land Use Policy:

Clear Hold

- The proposed project is consistent with the existing H-5, C-M, and OS-PR land use designations under the 2012 SCVAP
- The current proposal for 339 single-family lots and 1,235 multi-family lots for a total of 1574 DUs with a proposed density of 4.93 DU/AC is consistent with the overall maximum density of a maximum 5 DU/AC allowed on the project site under the existing applicable 2012 SCV Area Plan land use designations.

3. The proposed development is consistent with Plan policies related to residential development for location, access, and design.

Tentative Map:

Clear Hold Please revise the following:

1. Sheet 1: *Verify or correct cross-section for "Magic Mountain Pkwy R/W = 137'-138'" northerly bike lane shown twice – 7' by curb, 5' inside lane
2. Sheet 1: Note 18 regarding request for use of standard and alternate cross sections at discretion of applicant is denied. Revise note to eliminate "at discretion of applicant" with named and depicted additional cross-section(s) requested or leave as currently depicted
3. Sheet 1: Correct cross section "Local Cul de Sac (R/W = 58') Private Drive & Fire Lane with Parallel Parking" - missing "V" Drive on cross-section list and "V" drive label missing on Tract Map Lot 433
4. Sheet 3: Correct two "S" drives labeled – one on Lot 429 (cul de sac) and one on Lot 430 (not a cul de sac)
5. Sheet 3: Correct cul de sac Lots 43, 54, 343, 355, and 356, to have 30 feet or greater street frontage width
6. Sheet 3: Correct Standard Lots 156, 282, 299, 349 and 350 to have 45 feet or greater street frontage width
7. Correct Note 31 to read: "Permission requested to have reduced lot sizes (<5000sf ≥ 4500 sf) for the lesser of 16 single-family lots or 5% of single-family residential lots (CUP lot area modification Section 22.52.102)."
8. Add note: "Permission requested to have reduced street frontage and width from 50 linear feet to 45 linear feet for the lesser of 33 non cul-de-sac single-family residence lots or 10 percent of single-family residence lots and from 40 linear feet to 30 linear feet on up to 16 cul-de-sac single-family residence lots or knuckles not to exceed five percent of single-family lots (Section 21.24.040)."

Exhibit Map/Exhibit "A"

Clear Hold Please revise the following:

9. Sheet 1: Lot No. Summary for PA 9 corrected from 374 to 390 to 374 to 380
10. Sheet 1: Provide table of cumulative total linear feet of existing and proposed street frontage with total street trees required (1 tree every 25 linear feet of residential street frontage)
11. Sheet 2: Parking Summary per lot total of 3,182 spaces should be 3,203 spaces
12. Sheet 3: Label Lot 411 for "C" Drive
13. Sheet 3: OS Lot 498 should be numbered Lot 448
14. Sheet 3: Add Lot 408 parking to parking summary (per Section 22.52 Part 11 park facility parking requirements)
15. Sheet 4: Label Lot 498 for unlabeled open space lot west and south of school Lot 373

Zone Change:

Clear Hold See Administrative/Other below

Conditional Use Permit:

Clear Hold

16. DRAFT CUP Conditions pending
17. Hillside Management (Section 22.56.215), RPD Zoning (Section 22.20 Part 7), and Density Controlled Single-Family Development (Sections 22.08.040.D, 22.52.102 and 22.56.205): maximum density of 5.0 DU/AC per 2012 SCVAP OVOV H5 LU designation applies; 1574 DU on 319 acres proposed RPD-5000-5U zoning resulting in 4.93 DU/AC complies
18. RPD zoning requires 30% OS. OS Exhibit depicts 40% OS on whole site / 48% on area zoned RPD-5000-5U complies

Parking Permit:

Clear Hold

19. Parking Permit Conditions require reciprocal parking agreements between lots

Oak Tree Permit:

Clear Hold

Environmental Determination:

Clear Hold

20. Screen Check Administrative DEIR in process

Healthy Design Ordinance ("HDO"):

Clear Hold

21. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed residential street frontage located within the subject property. Based on the project total of **X** linear feet of street frontage, a total of **X** tree plantings shall be required for the project and indicated on a tree planting plan to be approved by Regional Planning prior to final map recordation. (See Exhibit Map comment 9 regarding HDO tree planting requirements)
22. See Tentative Tract Map comment 2 regarding HDO cross-section requirements

Administrative/Other:

Clear Hold

23. Revise Land Division and Zone Change application to reflect additional C-3 zoning acreage by 5.5 acres (or amount as further clarified) from R-1 to C-3 and provide updated zone change map showing existing and proposed zoning
24. Revise CUP application to match revised request in CUP request above in Project Overview
25. Clarify with Regional Planning status of Living Suites processing prior to hearing
26. Provide proof of off-site improvements access authorization prior to hearing
27. Provide Planning Notebook with various design typicals prior to hearing
28. Sheet 4: Lot 393 Rec Area provide building footprint or typicals for improvements in Planning Notebook prior to hearing
29. Sheet 5: Lot 397 Rec Area provide building footprint or typicals for improvements in Planning Notebook prior to hearing

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*
- *Nine (9) 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)*
- *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.