



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:

August 20, 2014

SCM REPORT DATE:

August 20, 2014

SCM DATE:

Reports Only due 9/16/14

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 (319 acres), 730,000 square feet of commercial office and retail development located on the northerly portion of the site (63.3 acres), 153.5 acres of open space including 101.7 acres of open space lots, 27.2-acre Spineflower Preserve, a 5.6-acre public park, 2.9 acres of recreation areas, and 16.1 acres of landscaping, planted slopes, drainage features, and trails. One 9.4-acre public elementary school is 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 400,000 cubic yards of soil from adjacent borrow site from approved Mission Village subdivision owned by the applicant (import 200,000 cy / export 200,000 cy).

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-5000-5.8U zone, and 3.9 acres from the R-1 zone the C-2 zone.

CUP: To authorize 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 tank, 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-5000-5.8U 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: 10th 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: 344.2 Acres (nets out public roads and easements)	
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 Proposed: R-1 to RPD-5000-5.8U: 319 acres; R-1 to C-2: 3.9 acres	CSD None
PROPOSED UNITS (DU) 1574 DU proposed 4.93 DU/AC (1574/319) 4.12 DU/AC (1574/382.3)	MAX DENSITY/UNITS (DU) 5 DU/AC maximum (H5) 1595 DU maximum (H5 319 AC portion of site) 1911 DU maximum (H5 & CM 382.3 AC whole site)	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/export 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	Cleared	Kim Szalay (213)-974-4876 kszalay@planning.lacounty.gov
Public Works	Cleared	John Chin (626) 458-4921 jchin@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov Sheela Mathai (213) 351-5121 maths@parks.lacounty.gov
Public Health	Cleared	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: 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 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 currently in process.

Land Use Policy:

Clear Hold

1. The proposed project is consistent with the existing H-5, C-M, and OS-PR land use designations under the 2012 SCVAP
2. 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 5 DU/AC allowed on the portion of the project site under the applicable 2012 SCV Area Plan H5 land use designation
3. The proposed development is consistent with Plan policies related to residential development for location, access, and design.

Tentative Map:

Clear Hold

1. Project Summary typo regarding proposed zoning of RPD-5000-5U shall be RPD-5000-5.8U on Final Map
2. Lot 426 is shall be labeled "P" Drive ("P" label is hidden or missing) on Final Map
3. "F" Drive shall be located on Lot 414 (Lot No. is hidden or missing) on Final Map
4. Note 31 Code reference to Section 22.52.102 is acknowledged to be incorrect and intended to be referenced to Section 22.56.110

Exhibit Map/Exhibit "A"

Clear Hold Please revise the following:

5. CUP Findings and Conditions shall reflect that Note 18 typo is acknowledged to be incorrect and intended to be the same note as VTTM Note 18
6. CUP Findings and Conditions shall reflect that Note 31 typo is acknowledged to be incorrect and intended to be the same as VTTM Notes 31 and 38
7. See Open Space Exhibit for allocation of Open Space types

Zone Change:

Clear Hold

Conditional Use Permit:

Clear Hold

8. DRAFT CUP Conditions pending

Parking Permit:

Clear Hold

9. Parking Permit Conditions require reciprocal and shared parking agreements between lots
10. See parking exhibit for reciprocal and shared parking proposed

Oak Tree Permit:

Clear Hold

Environmental Determination:

Clear Hold

11. Screen Check Administrative DEIR in process

Healthy Design Ordinance ("HDO"):

Clear Hold

Administrative/Other:

Clear Hold

12. Living Suites proposal pending further DRP processing
13. Verify off-site improvements access authorization prior to hearing
14. Provide Planning Notebook with various design typicals prior to hearing
15. Sheet 4, Lot 393 Recreation Area: provide building footprint or typicals for improvements in Planning Notebook prior to hearing
16. Sheet 5, Lot 397 Recreation 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.