



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

PROJECT NUMBER

00-210

HEARING DATE

Pending/holds not cleared

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. TR53295
Zone Change No. 00-210
Conditional Use Permit No. 00-210
Oak Tree Permit No. 200700018
Parking Permit No. 200700013
Environmental Assessment No. 200400096 SCH No. 2010071004

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Newhall Land and Farming

MAP/EXHIBIT DATE:

June 26, 2013

SCM REPORT DATE:

July 23, 2013

SCM DATE:

August 1, 2013

PROJECT OVERVIEW (per map – inconsistent with application)

A mixed-use development containing 497 lots (339 SF, 38 MF, 19 commercial, 64 OS, 9 public facilities, 1 park, 1 school, 24 private drives, 2 private recreation centers) including single family residences and a variety of multi-family units, commercial and office uses, a school site, a public park, private drives and public facilities, two private recreation centers and natural and manufactured open space on a 382.3- acre site (gross).

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 2nd Revision: 8th Revision:

LOCATION

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

ACCESS

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

ASSESSORS PARCEL NUMBER(S)

2826-008-028, -039, -040; 2826-003-024, -025; 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: R1, C-3, C-R
Proposed: RPD-5000-4U, RPD-5000-8U, C-3, C-3-DP, C-R

PROPOSED UNITS (DU/AC)

4.12 DU/AC
1574 DU/382.3 AC

MAX DENSITY/UNITS (DU/AC)

5DU/AC

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

EIR

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Mr. Kim Szalay (213) 974-4876 kszalay@planning.lacounty.gov
Public Works	Hold	John Chin (626) 458-4918 jchin@dpw.lacounty.gov /

		Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold/Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Hold/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

Tentative Map Revision Required: <input checked="" type="checkbox"/>	Reschedule for Subdivision Committee Meeting: <input checked="" type="checkbox"/>
Exhibit Map/Exhibit "A" Revision Required: <input checked="" type="checkbox"/>	Reschedule for Subdivision Committee Reports Only: <input type="checkbox"/>
Revised Application Required: <input checked="" type="checkbox"/>	Other Holds (see below): <input checked="" type="checkbox"/>

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Tentative Map:

Revise the following:

- Lot Summary table updated
- Include subtotals in table for each category (SF, MF, etc.)
- If Planning Areas 1-3 are separate planning areas, show boundaries, or note consolidation
- Provide cross sections for typical trail and pedestrian walkways and cross-section for pedestrian bridge over Magic Mountain Pkwy. (see attached HDO summary regarding pedestrian walkways)
- Provide trail connection for cul-de-sacs at: J, M, and S Drives
- Depict existing facilities to remain or be demolished – note if none
- Provide retaining wall or other wall cross-sections exceeding 6 feet in height
- Provide proof of off-site improvements access authorization prior to hearing
- Correct DWP typo to DPW on General Note No. 32
- Project Summary table proposed zoning acreage does not match Lot Summary (386.2 compared to 382.3)
- General Note No. 4.A references "The change in land use" – revise to "A change in land use"
- Identify Lot adjacent and north of Lot 81
- Identify maximum no. of lots requested to be between 4,000-4,999 sq. ft. with less than 40 ft. of frontage
- Identify any lots intended to have easements granted to Dept. of Fish and Wildlife or other conservancy
- Clarify if project is proposing private drives to be designed per the Westside Communities Private Drive and Traffic Calming Design Guidelines or HDO (see attached HDO summary and scaled cross section sample). Include scaled cross-section typicals in planning handbook.
- Clarify two lots both labeled 486 on Sheet 4
- Clarify if Lot 414 for "F" Drive (cul de sac at east end of "E" Drive? If so label accordingly).

Exhibit "A":

Revise the following:

- Provide master conceptual landscaping plan along PROWs, private drives, common areas, graded & ungraded open spaces, park, recreation centers
 - Include table with break down of manufactured/constructed and natural open space types
 - Include on-site trees provision of HDO related to street trees provisions of Code (alternate on-site/street trees arrangements for standard cross-section streets)
- Depict any water tanks proposed
- Provide typical signage dimensions/design for entry gate
- General Note No. 4.A references "The change in land use" – revise to "A change in land use"
- Sheet 2: Revise Parking Summary and Office/Commercial parking summary for consistency and accuracy
 - Correct Lot 9 typo from 82,000 to 8,200 sq. ft.
 - Correct Lot 13 and 14 building sq. ft.
 - Correct total commercial sq. ft.
 - Call out total no. of spaces provided in each lot
 - Lot 5 shared spaces don't add up
 - Lot 10 provided spaces doesn't add up correctly
- Sheet 3:
 - Revise Parking Summary for consistency and accuracy (e.g. Lots 25 and 26 updated , etc.)

- Sheets 4 and 5: Verify PA Summaries and Parking for updated accuracy
- Note minimum 10 ft. building separation requirement
- Depict location of bicycle parking spaces and related amenities (See HDO summary)
- Label Recreation Areas on Lots 397 and 401

Oak Tree Exhibit:

- Provide revised Oak Tree Exhibit and two copies of revised Oak Tree report

Slope Density Analysis:

- Provide revised slope density analysis with reference to low density threshold to document Hillside Management CUP requirement

Administrative:

- Revise the application to include Hillside Management CUP and updated project data and stating all items requiring a CUP
- Revised tables and maps should be consistent with data such as numbers of lots and types – currently they do not match
- Revise burden of proof to include Hillside Management CUP
- Revise tables titled “ Lot Summary All Lots”
- Revise the following Parking Exhibits: PA 1-3 with parking structure, PA 10, PA 14, and Park site
- Provide notarized ownership and consent affidavit for updated land division, OTP, PKP, ZC, and CUP applications
- Provide updated Planning Notebook as discussed in previous meetings depicting typical units

Other:

- Pending DEIR preparation and completion
- Provide updated existing Land Use and existing and proposed Zoning Exhibits
- Provide updated Zone Change, CUP, Oak Tree, and Parking Permit Burdens of Proof (this was requested in 2011; record does not show these were provided)
- Provide –DP Zone development phasing narrative
- Provide Tract Map and Exhibit Map on disc or other electronic means
- Pending Water Supply updated verification
- See attached reports regarding DPW and Public Health holds