



Los Angeles County
Department of Regional Planning



Director of Planning - Richard J. Bruckner

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SUBDIVISION COMMITTEE MEETING REPORT

Planner: Ramon Cordova E-mail: rcordova@planning.lacounty.gov
 Subdivision Committee Date: April 7, 2011 Map Date: March 10, 2011
 Tract Map No: 062053 Project No: TR062053
 Zoned District: Castaic Canyon Community: Gorman
 Supervisorial District: Fifth APN No.: _____
 Map Stage: Tentative Initial 5th Revision Received Amendment Revised

TR 062053 – to create 533 single-family lots on 399.66 acres, 72 open space lots on 2194.93 acres, 2 water tank lots on 4.45 acres, 10 public facility lots on 17.15 acres and 5 private street lots on 97.78 acres for a total of 2,720.28 acres;

Proposal: **Conditional Use Permit No. 200500016 - for Nonurban Hillside Management, Development within an SEA and W-zone, Density-Controlled Development, an Offsite Waste Water Treatment Plant, and on-site project grading;**
Oak Tree Permit No. 200500010 - For removal and encroachment of Oak trees. Exact number of Oak trees to be determined.

Location: Gorman Post Road northerly of Hwy 138 and east of I-5

- This application is deemed complete.
- This application is deemed incomplete. This application shall be deemed complete upon the submission and satisfactory review of the requested information and clearance of the holds in this report.
- This application is recommended for denial.

TIME EXTENSION 1 Year

HOLDS:

- | | | | |
|--|---|---|--|
| <input checked="" type="checkbox"/> Drainage Concept | <input checked="" type="checkbox"/> Geologic Report | <input checked="" type="checkbox"/> Soils Report | <input type="checkbox"/> Sewer Area Study |
| <input type="checkbox"/> Traffic Study | <input checked="" type="checkbox"/> Fire Dept. <i>(FIRE FLOW) (REQ)</i> | <input checked="" type="checkbox"/> Parks & Recreation | <input checked="" type="checkbox"/> Health Services <i>(WILL SERVE) (LETTER)</i> |
| <input checked="" type="checkbox"/> Environmental | <input checked="" type="checkbox"/> General Plan | <input type="checkbox"/> Revised Slope Map | <input type="checkbox"/> Specific Plan |
| <input type="checkbox"/> Zone Change | <input checked="" type="checkbox"/> CUP | <input checked="" type="checkbox"/> Oak Tree Permit | <input type="checkbox"/> CSD |
| <input type="checkbox"/> Proof of Legal Access | <input checked="" type="checkbox"/> Revised Tentative Map | <input checked="" type="checkbox"/> Revised "A" Exhibit Map | <input checked="" type="checkbox"/> Revised Application |
| <input type="checkbox"/> Other: | <input type="checkbox"/> Other: | | |
- Reschedule for Subdivision Committee Schedule for Subdivision Committee Reports

Resubmit **35 folded** copies of the **Tentative and Exhibit Maps** and a **cover letter** outlining all changes made to the map.

ENVIRONMENTAL REVIEW (213) 974-6461

- HOLD**
 - Categorical Exemption
 - Negative Declaration
 - Pending Draft EIR + Agency review
- Planner: Christina Tran
- Pending Initial Study review
 - Mitigated Negative Declaration

GENERAL PLAN

HOLD
Land Use Category (Land Use Element)

Countywide General Plan:

Community or Specific Plan:

Non-Urban 1(to 0.5 du/ac)

- Altadena Community Plan
- Antelope Valley Area Plan**
- Catalina Island Land Use Plan
- East Los Angeles Community Plan
- Hacienda Heights Community Plan
- Marina Del Rey Land Use Plan
- Rowland Heights Community Plan
- Santa Clarita Valley Area Plan
- Santa Monica Mtns. North Area Plan
- W. Athens - Westmont Community Plan
- Walnut Park Neighborhood Plan

Maximum Density (not automatic): **1013 du**

Proposed Density: **533 du**

Plan Highways: **Gorman Post Road (Secondary)**

Significant Ecological Area (Conservation and Open Space Element). CUP and SEATAC review required.
SEA: **Tehachapi Foothills**

Burden of Proof: Satisfactory. Additional information required:

Hillside Project (Land Use Element)

Urban Non-Urban **70** % Open Space Requirement

Submit a revised slope map and revised calculations

0-24.99% slope: **780.17 ac** 25-49.99% slope: **1170.88 ac** 50% slope: **769.23 ac**

Low Density Threshold: **273.12 du** Midpoint Threshold: _____ Maximum Density: **1013.99 du**

Proposed Density: **533 du**

Hillside CUP: Required Not required Not required: Building restriction on slopes > 25%

Proposed Open Space: _____ Public parks _____ Private parks _____ Private yards

Landscaped areas, slopes, walkways Undisturbed natural areas

Burden of Proof: Satisfactory. Additional information required:

Infill Project (Land Use Element): Request increase by _____ land use category(ies).

Surrounding land use category: _____ Surrounding density: _____

Burden of Proof: Satisfactory. Additional information required:

Plan Amendment:

Burden of Proof: Satisfactory. Additional information required:

The proposed plan amendment must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

General Plan consistency determination: Pending Consistent Inconsistent

ZONING

HOLD CUP and OTP holds

Current Zoning: **A-1-5 (Light Ag-5 Acre Min Lot Area); A-2-5 (Heavy Ag-5 Ac Min); W (Watershed)**

Zone Change Proposed Zoning: _____

Surrounding zoning: _____ Surrounding land uses: _____

Burden of Proof: Satisfactory. Additional information required:

The proposed zone change must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

Conditional use Permit: **200500016 (Hillside Management, Residential Use in SEA and W Zone, Density-Controlled Development, Project Grading Exceeding 100,000 Cubic Yards and Offsite Sewage Plant)**

Submit a revised Exhibit A (6 copies) showing: _____

Burden of Proof: Satisfactory. Additional information required:

Oak Tree Permit: **200500010** Proposed removals: **TBD** Proposed encroachments: **TBD**

Sent Oak Tree Report to Forester on: **Submit oak tree report**

Burden of Proof: Satisfactory. Additional information required:

- Community Standards District: _____
- Any zoning violations discovered on the property may affect the scheduling of a public hearing pursuant to the "Clean Hands" provisions of the County Code in Section 22.04.110.
- _____

IMPROVEMENTS

- HOLD** _____
- Section 21.32.040: 20-acre parcels; No improvements required.
- Section 21.32.040: 10-acre parcels & A-1, A-2, D-2 Zones; No improvements required except for road grading on sloping terrain (unless all lots abutting the road are zoned for a 10-acre minimum lot size).
- Section 21.32.050: Minor land division; No improvements required since the existing systems and improvements adequately serve the subdivision and adjacent developed parcels.
- Section 21.32.060: Minor land division; No improvements required since all lots are ≥ 5 acres and the zoning is agricultural, residential, or desert/mountain.
- Section 21.32.080: No street improvements required except grading since all lots are ≥ 2.5 acres, at least 75% of the property has a slope $\leq 3\%$, and the property is in a non-urban category and single-family residential, agricultural, or desert/mountain zone.
- Section 21.32.060: The following note shall be placed all parcels maps with ≥ 5 acre lot sizes: " Further division of this property below 5 acres will require standard improvements to be completed as a condition of approval. The improvements will include but not be limited to providing access, installation of water mains, appurtenances and fire hydrants, conformance to standard Los Angeles County development standards."
- _____

ACCESS

- HOLD** _____
- Primary access is: Gorman Post Road Secondary Interior Streets
- Section 21.40.120: Provide proof of legal access prior to tentative map approval and delineate on final map.
- Provide proof of off-site access prior to tentative map approval and delineate on final map.
- Provide a minimum _____ feet of paved access to the satisfaction of Regional Planning.
- Tract/Parcel Map _____ must record first.
- A private driveway/ingress-egress easement is to be provided in lieu of required street access.
- Section 21.24.020: Single Means of Access
 - Pavement width shall be ≥ 20 feet.
 - Access shall serve a maximum of 150 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (Not in High Fire Hazard Zone).
 - Access shall serve a maximum of 75 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (High Fire Hazard Zone).
 - Access shall serve a maximum of 300 dwelling units where the restriction to a single means of access shall be removed through future development.
 - If pavement width on the single means of access is < 36 feet and will not to be widened to ≥ 36 feet as part of the subdivision, the permitted number of dwelling units shall be reduced by:
 - 25% if pavement width is ≥ 28 feet.
 - 50% if pavement is < 28 feet.
 - Access may serve a maximum of 600 dwelling units if pavement width on the single means of access is ≥ 64 feet and the restriction to a single means of access will be removed through future development.
- Section 21.24.030: Fire department denial of cul-de-sac design or single means of access due to location in high fire hazard area and hindrance to public evacuation and fire-fighting and emergency equipment.
- Section 21.24.040: Modification to access requirement requested. Granted. Not granted.
- Provide tap street(s) to: _____
- _____

STREETS

HOLD

Section 21.28.080: Show the following street(s) as dedicated street(s) on the final map:

Gorman Post Road

Sections 21.24.120 and 21.24.060: Private and future streets.

Show the following street(s) as private & future streets on the final map:

All interior streets

Dedicate an easement to public utilities and the public for ingress and egress over the future street(s).

Dedicate _____ feet additional future street right-of-way on: _____

Provide for the ownership of the private and future streets:

Show lot lines to the centerline of the private and future streets.

Show the following streets as lots on the final map.

Provide for the maintenance of the private and future streets by a:

Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval. **OR**

Maintenance Agreement. Submit a copy to Planning prior to final map approval.

Section 21.24.090: Right-of-way modification requested.

Granted. Required width of _____ feet from centerline granted to permit _____ feet from centerline, but in no case shall the minimum right-of-way be < 40 feet, except for alleys.

Not granted.

Section 21.24.090: Alternate cross section requested.

Granted.

Not granted because it would not be in keeping with the design of adjoining highways or streets.

Section 21.24.100: Street grade is > 6%. Modification is requested.

Modification granted for street grade to be > 6% but ≤10% on portions of the following streets, with final determinations made by DPW. _____

Street grade modification granted to be > 10%, but not > _____ % on portions of the following streets, with final determinations made by DPW. _____

Section 21.24.150: For property abutting a major or secondary highway:

Service road or local street is required.

Alley is required instead of a service road or local street.

Service road, local street, and alley requirement is waived.

Section 21.24.160: Alley is required for multiple residential use, commercial use or _____

Section 21.24.180: Turnarounds.

Required at intermediate points on cul-de-sacs > 700 feet in length.

Required on local streets where the distance between intersections is > 2,000 feet.

Required at the end of stub or dead-end streets

Section 21.24.190: Cul-de-sacs.

Maximum of 500 feet in length for industrial or commercial uses.

Maximum of 700 feet in length for residential uses with a density > 4 dwelling units per acre.

Maximum of 1,000 feet in length for residential uses with a density ≤4 dwelling units per acre.

Maximum cul-de-sac length: _____

Section 21.24.040: Modification to cul-de-sac requirements requested.

Granted. Modify length to: _____ Not granted.

Section 21.24.210: Transverse pedestrian way with a grade ≤30% required through middle of each block > 700 feet in length.

Section 21.24.220: Dedication required for fire protection access easement ≥15 feet width from the public highway to the boundary of the subdivision.

Section 21.24.230: Collector streets required on all section lines and quarter-section lines in the Antelope Valley, except on lines designated as highways on the Highway Plan.

Section 21.24.400: Street improvement required for existing road with insufficient improvements.

Section 21.24.400: Reconstruction of existing street improvements required to connect to existing dead-end or cul-de-sac street in which a turnaround is installed.

Section 21.32.080: Rural street section & inverted shoulder allowed since all lots are ≥20,000 ft² and curbs and gutters are not necessary for drainage purposes or to maintain the existing neighborhood pattern.

Section 21.32.150: Waive street lights since lots are ≥40,000 sq ft. _____

- Section 21.32.160: Street tree planting required.
- Section 21.32.180: Sidewalks ≥ 4 feet wide required on both sides of entrance, collector, loop, interior and cul-de-sac streets, along one side of service roads adjacent to abutting lots, and along highways.
- Section 21.32.190: Waive sidewalks since lots are $\geq 15,000$ sq ft. _____
- Section 21.32.200: Pay major thoroughfare and bridge fees: _____
- Section 21.32.400: Pay drainage facilities fees: _____
- Prepare a feasibility study to Public Works' satisfaction for: _____
- Dedicate/offer vehicular access rights on: _____
- Dedicate/offer complete access rights + construct a wall D-65 Slough on: _____
- Homeowners Association to maintain parkway. Submit a copy of the CC&Rs to Regional Planning.

DRIVEWAYS

- HOLD**
- Show the driveway system and paving widths on the tentative map.
- Construct or bond with Public Works for driveway paving as shown on the tentative map.
- Label the driveway as "Private Driveway Fire Lane" on the final map.
- Post the driveway with "No Parking Fire Lane" signs and provide for continued enforcement. Submit a copy of the CC&Rs or maintenance agreement to Regional Planning prior to final map approval.
- Provide for maintenance of the common driveway by a:
 - Homeowners Association. **OR**
 - Maintenance Agreement.
 - Other: _____
- Provide reciprocal easements over All lots sharing driveways
- Show lot lines to the _____
- Show as lot(s) on final map.
- _____

LOT/BUILDING DESIGN

- HOLD**
- Section 22.52.043: 50 ft minimum average lot width. _____
- Section 22.52.040: 60 ft minimum average lot width since required area is ≥ 7000 sq ft & located in Lancaster District 31 or Palmdale District 54. _____
- Section 21.24.300: Provide street frontage \geq average lot width. _____
- Section 21.24.300: Provide at least 40 feet street frontage on all cul-de-sacs and knuckles. _____
- Section 21.24.040: Modification to frontage requirements requested. Granted. Not granted.
- Section 21.24.320: Eliminate the flag lots: _____
- Section 21.24.320: Flag lots shall have paved fee access strips of at least 15 feet in width on single access strips, 20 feet on dual access strips, and 24 feet on three or more access trips. 20% maximum grade.
- Section 21.24.260: Reduced lot area and/or width requested for hillside development.
 - Granted. Maximum 43% of the lots may have $<$ the required area if all lots meet the following:
 - If zoning $< 10,000$ ft²: Minimum lot area: 7000 sq ft. Minimum average width: 60 feet.
 - If $10,000$ ft² $< 15,000$ ft²: Minimum area: 70% of required area. Minimum average width: 60 feet.
 - If $15,000$ ft² $< 30,000$ ft²: Minimum area: 70% of required area. Minimum average width: 80 feet.
 - If $\geq 30,000$ ft²: Minimum area 65% of required area. Minimum average width: 100 feet.
 - Not granted.
- Section 21.24.310. Eliminate the acute angle point on lots: _____
- Permission is granted to adjust lot lines to Regional Planning satisfaction.
- Provide evidence that each lot meets zoning requirements. **CUP and OTP**

- Show the setbacks on the tentative map. _____
- Setback modification requested.
 - Granted. _____ yard setback is modified to: _____
 - Not granted.
- Existing structure(s) shown on lot(s) _____ to remain. Their continued existence at the present location is in conformance with the requirements of the Zoning Ordinance.
- Existing structure(s) shown on lot(s) _____ to be removed. Place a note on the final map and submit a copy of the demolition permit(s) prior to final map approval.
- _____

OPEN SPACE

- HOLD** _____
- Dedicate construction rights. _____
- Provide for ownership and maintenance by a:
 - Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval. **OR**
 - Other: **Landscape Maintenance District/Public Agency**
- Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
- Number as lots on the final map.
- Provide a minimum of 15 feet of access to each lot. _____
- _____
- _____

DEDICATIONS

- Section 21.28.080: Dedicate easements for: _____
- Section 21.28.090: Dedicate sewer or storm drain easements and delineate on the map.
- Section 21.28.100: Dedicate right-of-way for required drainage channel.
- Section 21.28.110: Subdivision traverses major watercourse, channel, or stream. Dedicate right-of-way for storm drainage purposes.
- Dedicate secondary residential construction rights over lots having twice the required area. _____

PARKS

- HOLD** _____
- Section 21.24.340: Park space obligation.
- Sections 21.24.350 and 21.28.120: Local park sites.
- Section 21.28.130: Private parks.
- Section 21.28.140: Park fees.
- Trail requirements. _____

OTHER REQUIREMENTS/COMMENTS

- HOLD** _____
- Meet requirements of the zone, Subdivision Ordinance **CUP and OTP**
- Withdraw and cancel tract/parcel map _____
- Section 21.38.010 through 21.38.080: Vesting tentative map.
- Property line returns.
- Final parcel map waiver requested. Granted. Not granted.
- California Department of Fish and Game impacts. The project: **TBD**
 - Is *de minimus* in its impact on fish and wildlife. A \$25 processing fee is necessary for the filing and processing of a Notice of Determination in compliance with Public Resources Code Section 21152.
 - Does not have no effect on fish and wildlife. A fee of **\$2839.25** to the California Department of Fish and Game is necessary pursuant to Section 711.4 of the Fish and Game Code.
- Submit Affidavit of Acceptance subsequent to conditional use permit approval.

- Pay Conditional Use Permit Inspection Fees subsequent to conditional use permit approval. _____
- Chapter 22.72: Pay library impact fee prior to issuance of building permits. _____
- Pay Oak Tree Mitigation and Inspection Fees subsequent to oak tree permit approval. _____
- Pay Mitigation Monitoring Program Fee subsequent to project approval. _____
- Provide slope planting and an irrigation system as required in the grading ordinance.
- Section 21.32.195: Plant one tree in the front yard of each residential lot.
- The design of the subdivision provides for future passive or natural heating or cooling opportunities.
- The site does not contain or front on a public waterway, river, stream, coastline, shoreline, lake, reservoir.
-

RESIDENTIAL PLANNED DEVELOPMENT N/A

- HOLD** _____
- Waive the requirement for street frontage. _____
- Conform to the minimum average lot width requirement approved by the CUP. _____
- Conform to the minimum street frontage requirement approved by the CUP. _____
- Conform to the lot area requirements approved by the CUP. _____
- Provide for the maintenance of the common areas by the Homeowners Association (HOA).
- Provide an adequate lighting system along all walkways. Provide for maintenance by the HOA.
- Dedicate construction rights over the common lots. _____

LEASE PROJECTS/LOTS N/A

- HOLD** _____
- This project is approved as a lease project for _____ residential/commercial buildings.
- Section 21.24.370: Modifications to access, highway, and street requirements granted.
- Place a note on the final map that lot _____ is a lease project for _____
- Place "DIVISION OF LAND FOR PURPOSES OF LEASE ONLY" in letters of $\geq \frac{1}{4}$ " in height on the final map.
- Record separate final maps.
-

MOBILEHOME SUBDIVISIONS N/A

- HOLD** _____
- This project is approved as a mobilehome project for _____ mobilehomes.
- Section 21.24.370: Modifications to access, highway, and street requirements granted.
- Place a note on the final map that lot _____ is a mobilehome project for _____
- Place "DIVISION OF LAND FOR MOBILEHOME PURPOSES ONLY" in letters $\geq \frac{1}{4}$ " in height on final map.
-

STANDARD CONDOMINIUM CONDITIONS

- HOLD** _____
- New Condominiums Condominium Conversion
- Section 21.16.015: Depict condominium footprints and driveways/access on an exhibit map.
- Provide for the maintenance of the common areas by a Homeowners Association.
- Provide an adequate lighting system along all walkways and provide for its maintenance by a Homeowners Association.
- Provide the standard note on the final map.
- Provide the commercial note on the final map.
- For condo conversions where building(s) are occupied/leased (Section 66427.1 of Subdivision Map Act):
 - Verification that each tenant has received written notification of the intent to convert at least 60 days prior to the filing of the tentative map.
 - Provide tenants with written notification 10 days prior to map recordation that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report

to be available on request. Submit a copy of the notarized letter to Regional Planning prior to final map approval.

Provide tenants with 180 days notice and 90 days exclusive right to purchase. Submit a copy of the notarized letter to Regional Planning prior to final map approval.

Standard condominium conversion ordinance requirements.

Record a separate final map over the condominium project.

HOLDS

Based on information provided, Staff has determined that this project is inconsistent with the Antelope Valley Areawide General Plan's Conditions for Development and policies. Staff recommends that the project be redesigned to:

- Reduce impacts to existing natural terrain, drainage, reduce the grading amounts, and remove development out of the SEA;
 - Add private or public parks for future homeowners;
 - Reduce proposed project development density so development boundaries are southerly of existing blue-line stream.
-

PROJECT HOLDS:

1. Tentative Map
 - a. Sheet 2 – Correct net area of Lot No. 2; Under “General Notes” add note depicting Antelope Valley Areawide Plan Land Use Designation (N1 – Nonurban 1 – 0.5 du/ac); Under Note 15 add “Los Angeles County Department of Public Works.”
 - b. Sheet 3 – Lot No. 2 – Correct gross & net areas for access strip; Lot Nos. 87 and 90 depict access strips? If so, deduct access strips from gross area; Lot Nos. 158 and 601 deduct access strips square footage from gross area.
 - c. Sheet 4 – Lot Nos. 226 and 228 deduct access strips square footage from gross area; Lot No. 558 deduct access strip from open space acreage.
 - d. Sheet 5 – Lot Nos. 565 and 566 deduct access strips square footage from gross area.
 - e. Sheet 6 – Lot No. 579 deduct access strips square footage from gross area.
 - f. Sheet 7 – Lot Nos. 467 and 468 deduct access strips square footage from gross area; Lot No. 486 deduct easement from gross area; Lot No. 588 is landlocked. Provide frontage.
 - g. Sheet 8 – Lot No. 595 deduct access strip square footage from gross area; Lot No. 612 deduct access strip from open space acreage.
 - h. Phasing Map - Breakdown open space acreage between undisturbed and disturbed (manufactured slopes) areas with acreage and percentage of total open space.
 - i. Staff recommends adding private or public parks to the proposed development.
2. Exhibit “A” Map
 - a. Sheet 3 – Lot No. 68 Dimensions on curve knuckle missing;
 - b. Sheet 4 – Lot Nos. 482 and 483 Label 20-foot wide access strip (private driveway and fire lane);
 - c. Sheet 5 – Lot Nos. 292 and 293 Dimension fee access strip; Lot No. 565 Label access strip;
 - d. Phasing Map - Breakdown open space acreage between undisturbed and disturbed (manufactured slopes) areas with acreage and percentage of total open space for each phase and overall project development.
 - e. Staff recommends adding private or public parks to the proposed development.
3. Slope Density Exhibit Map
 - a. Revise map to depict proposed development (lots and private streets).
4. Development in the W Zone Burden of Proof:
 - a. Revise burden of proof to provide more detailed information on development in the W (Watershed) zone will not affect the surrounding community.
5. Hillside Management CUP Burden of Proof:
 - a. Revise burden of proof to provide more detailed information on Question No. 1-“How is proposed project located and designed to protect current and future community.” How will it be protected? Additional sprinklers? Larger buffer areas? Question No. 2 – How is 22 million cubic yards of grading compatible to the natural and biotic resources? Question No. 3 – how is proposed project conveniently served by business 20-plus miles away?
6. SEA Burden of Proof:
 - a. Revise burden of proof to provide more detailed information on how the project’s proposed 22 million-plus cubic yards of grading is compatible with the existing SEA. Also describe how project’s proposed drainage culverts are compatible with the natural state of the existing creeks and watersheds.
7. Oak Tree Permit:
 - a. Submit three copies of Oak tree permit report;
 - b. Submit three copies of Oak tree location map;
 - c. Submit Oak tree permit burden of proof.
8. Application:
 - a. Revise application to include private or public park lots and exact number of oak trees to be removed or encroached upon and list all uses applied for including onsite project grading.
9. Additional Project Information:
 - a. Please submit biotic analysis for staff’s review as required by Los Angeles County General Plan’s Land Use Element SEA Performance Review.

* VERIFY DENSITY- CONTROLLED DEVELOPMENT; WOULD APPLICANT NEED TO APPLY FOR ZONE CHANGE IF LOTS REDUCED BELOW 20,000 SQ. FT. LOTS (IN A-1-5 AND A-2-5 ZONE)
* STAFF TO ~~VERIFY~~ VERIFY IF BIOLOGICAL CONSTRAINTS MAPS ARE IN THE POSSESSION OF ENVIRONMENTAL SECTION.

COMMENTS AND STAFF RECOMMENDATIONS:

1. Conditional Use Permit:

Staff recommends a redesign of the project to reduce the amount on-site grading and a design that meets the definition of density-controlled development (definition – “where the lots are clustered away from hillside designated areas of the property rather than spread throughout the project site. The residential lots are smaller than the five-acre minimum lot size required by the zoning).”

2. Oak Tree Permit:

Staff recommends a redesign of the project where the development boundaries are southerly of existing blue-line stream. This revision may decrease or increase the number of single-family lots proposed.

3. SEA:

A more clustered development will decrease grading amounts and lessen impacts to the existing SEA and blue-line stream

3. Burden of Proofs:

All burden of proofs must be revised if project is redesigned.

4. Green Building Program:

Project is subject to the Green Building Ordinance and drought-Tolerant Landscaping Ordinance. Compliance with both ordinances will be required prior to building permit issuance.

The project is inconsistent with the Antelope Valley Areawide General Plan’s Conditions for Development and policies. The following are specific comments from the conditions and policies:

- Environmental Sensitivities (Page V-3) – the project proposes development within an area designated as SEA. The proposed grading and development will cause disruption and degradation to the existing sensitive biota.
- Adequacy of Public Services (Page V-4) – the project will be creating 533 single-family lots with no amenities, such as, schools, parks, fire or police stations, shopping centers to serve the community.
- Recreational Services (Page V-15) – the proposed project does not provide recreational opportunities, such as, parks, trails or bikeways for the community.
- Environmental Resource Management (Page V-16) – the redesigned project’s clustering will provide additional protection to the existing SEA areas.
- Significant Ecological Areas Policy (Page VI-17) – through a review of a detailed biotic survey, staff can determine if the proposed development is compatible with the surrounding SEA.
- General Conditions For Development – Significant Ecological Area (Page VI-26) – additional information is being requested by staff to determine if the proposed subdivision is in compliance.

NOTE: Only complete submittals shall be accepted. Incomplete submittals will not be processed and will be disposed. Next submittal includes 35 folded copies of tentative map and exhibit “A” maps (with sheets stapled); one cover letter describing all changes made to the map; open space exhibit; updated oak tree reports and revised burden of proofs.

PUBLIC HEARING

Hearing Officer

Regional Planning Commission

Newspaper: _____

Library: _____

COMMUNITY STANDARDS DISTRICTS (CSD)

- HOLD**
 - Section 22.44.112: East Compton
 - Section 22.44.114: Walnut Park
 - Section 22.44.119: Topanga Canyon
 - Section 22.44.121: Twin Lakes
 - Section 22.44.123: Malibou Lake
 - Section 22.44.126: Acton
 - Section 22.44.130: West Rancho Dominguez-
 - Section 22.44.132: Rowland Heights
 - Section 22.44.135: East Pasadena-San Gabriel
 - Section 22.44.137: Castaic Area
 - Section 22.44.113: Agua Dulce
 - Section 22.44.118: East Los Angeles
 - Section 22.44.120: West Athens-Westmont
 - Section 22.44.122: Leona Valley
 - Section 22.44.125: Willowbrook
 - Section 22.44.127: Altadena
 - Section 22.44.131: South San Gabriel
 - Section 22.44.133: Santa Monica Mtns North Area
 - Section 22.44.136: Avocado Heights
 - Section 22.44.138: Florence-Firestone
 - TOWN COUNCIL**
-
-