

 <p>Los Angeles County Department of Regional Planning 320 West Temple Street Los Angeles, California 90012 Telephone (213)</p> <p>PROJECT NO. TR071216-(5) PLAN AMENDMENT NO. 200900010 ZONE CHANGE NO. 200900012 VESTING TENTATIVE TRACT MAP NO. 071216 CONDITIONAL USE PERMIT NO. 200900126 OAK TREE PERMIT NO. 200900041 PARKING PERMIT NO. 201000002 ENVIRONMENTAL ASSESSMENT NO. 200900112</p>	<p>PUBLIC HEARING DATE June 19, 2013 RPC</p>	<p>AGENDA ITEM</p>
	<p>RPC CONSENT DATE</p>	<p>CONTINUE TO</p>
<p>APPLICANT Golden Oak Ranch Properties</p>	<p>OWNER Golden Oak Ranch Properties</p>	<p>REPRESENTATIVE Kathleen O'Prey Truman, Truman and Elliot</p>
<p>PROJECT DESCRIPTION</p> <p>The Project elements proposed within the Ranch, which includes approximately 30 acres of offsite City of Los Angeles Department of Water and Power ("LADWP") transmission corridor right-of-way, consist of the following: A 44.28-acre onsite development associated with a vesting tentative tract map ("Map Area") plus approximately 14 of the 30 acres within the LADWP transmission corridor for two adjacent parking lots, comprising the 58-acre Development Area. A 20-lot subdivision of the Map Area would be developed with a maximum of 555,950 square feet, including 12 soundstages, six production offices, six mills, six writer/producer bungalows, one warehouse, one commissary, and one administration building with a maximum building height of 60 feet, or, alternatively, an 18-lot subdivision of the Map Area would be developed in which in lieu of four soundstages, two mills, and two production offices within the northern portion of the Map Area, an optional media office building is proposed, reducing total development to 510,000 square feet. Other Project elements include: construction of a bridge 220 feet in length spanning Placerita Creek to provide primary access between areas north and south of the creek; construction of a central utility plant located in the southwest corner and an electrical substation located in the north corner of the Map Area; provision of parking exceeding County Code requirements within the Map Area and within the LADWP transmission corridor right-of-way in the 58-acre Development Area, or, alternatively additional parking within two Conditional Parking Areas located east of the Development Area; removal of 158 oak trees and encroachment into the protected zone of 82 oak trees; relocation of the Ranch foreman's mobile home residence from the Map Area to one of two potential sites on the southeastern corner of the Ranch; demolition of an abandoned structure located in the Map Area; vacation of Delden Road located within the Map Area; construction of a 2,000,000-gallon water tank, 40 feet in height, south of Placerita Canyon Road; provision of a trail approximately 4,600 feet in length and trail staging area of approximately 19,000 square feet south of Placerita Canyon Road, which would connect to existing trails within Angeles National Forest; and grading in excess of 100,000 cubic yards, including offsite transport and optional night hauling. The Project also proposes infrastructure improvements located onsite and offsite within unincorporated Los Angeles County and the City of Santa Clarita as well as the continuation of existing uses, including outdoor filming sets on 195 acres, filming backdrop on 637 acres and portions of the Development Area, and agricultural and oil production uses.</p>		
<p>REQUIRED ENTITLEMENTS</p> <p>Plan Amendment No. 200900010 To amend the Santa Clarita Valley Area Plan local plan designation on the 44.28-acre site associated with Vesting Tentative Tract Map ("VTTM") No. 071216 from Hillside Management (HM) and Floodplain/Floodway (W) to Commercial (C).</p> <p>Zone Change No. 200900012 To change the zoning on the 44.28-acre site associated with VTTM No. 071216 from A-2-1 (Heavy Agricultural-One Acre Minimum Lot Area) to C-M-DP (Commercial Manufacturing-Development Program).</p> <p>Vesting Tentative Tract Map No. 071216 To create 20 lots, or alternatively 18 lots, located on 44.28 acres of the 890-acre subject property for development of indoor sound stages and associated production, administrative, parking, and support facilities in the proposed C-M-DP zone with associated off-site infrastructure improvements and vacation of Delden Road.</p> <p>Conditional Use Permit No. 200900126 To authorize a Development Program including: indoor filming studio development on 44.28 acres associated with VTTM No. 071216 in the proposed C-M-DP zone (Option A: 555,950 square feet; Option B: 510,000 square feet); parking within 14 acres of Los Angeles Department of Water and Power transmission line right-of-way or within two conditional onsite parking lots; grading in excess of 100,000 cubic yards with optional night hauling of offsite transport; maximum building height of 60 feet; relocation of a caretaker mobile home; construction of an electrical distribution substation; construction of a water tank; construction of a trail and trail staging area; exemption from Outdoor Lighting District hours of operation requirements for onsite filming activities; continuation of permitted existing agricultural and oil production uses; continued operation and maintenance of existing outdoor sets and filming ranch on 195 acres with the remaining 637 acres used as filming backdrop in the proposed C-M-DP, A-2-1 and A-2-2 (Heavy Agricultural-Two Acres Minimum Lot Area) zones. This CUP would supersede and replace CUP No. 04-089.</p> <p>Oak Tree Permit No. 200900041 To authorize removal of 158 oak trees (including 16 heritage trees) in the A-2-1 zone and encroachment into the protected zone of 82 oak trees (including 3 heritage trees) in the A-2-1 and A-2-2 zones.</p> <p>Parking Permit No. 201000002 To authorize tandem parking, reciprocal parking within the 44.28 acres associated with VTTM No. 071216, off-site parking within LADWP right-of-way or alternatively use of two on-site conditional parking lots, and use of surplus parking area without paving and striping, in the A-2-1 and A-2-2 zones.</p>		
<p>LOCATION/ADDRESS 19802 Placerita Canyon Road adjacent to and southeast of SR 14, Newhall, CA 91321.</p>		
<p>SITE DESCRIPTION</p> <p>The 44-acre portion of the Development Area is adjacent to and southeast of SR 14 and split into two portions, one north of Placerita Creek and one south of the Creek, comprised of disturbed earth and rock fill from Caltrans construction of SR 14. The proposed 14-acre parking area is located on flat disturbed land mostly under the LADWP transmission line right of way owned by LADWP. The remaining existing filming ranch property is comprised of a valley (following Placerita Creek) and a side canyon (following Heil Creek) surrounded by hillsides to the northeast, east, south, and southwest. Oak trees surround most of the perimeter of the developed valley and side canyon set areas, and Oak trees to be removed are located within the southeasterly portion of the proposed 58-acre development area. Native and non-native vegetation and disturbed and natural open space areas are located throughout the property. The tank and trail areas are comprised of hilly natural and disturbed land, and access to the tank area is via an existing dirt road.</p>		
<p>ACCESS Proposed: Placerita Canyon Road at SR 14 northbound onramp Existing: .5 miles southeast of SR 14 northbound off-ramp on Placerita Canyon Road</p>	<p>ZONED DISTRICT Newhall and Sand Canyon</p>	

ASSESSORS PARCEL NUMBER 44-acre VTTM area: 2848019009 & 2848019013; 2848009037 & portion of 2848009038 Remaining property: 2848019008, 2848019010-2848019012; 2848018012 & 2848018014; 2848010015, 2848010016, 2848010018-2848010020; 2848009020-2848009023, 2848009029, 2848009030, 2848009038 remainder	COMMUNITY Newhall and Santa Clarita
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SIZE 890 acres (44 acres new onsite development; 30 acres LADWP ROW; 816 acres remaining onsite property)	COMMUNITY STANDARDS DISTRICT None
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Outdoor Sets Filming Ranch and Agriculture	A-2-1 and A-2-2
North	Shopping Center, Residential, Transmission Lines ROW	City of Santa Clarita RS (Residential Suburban) and CC (Community Commercial)
East	National Forest, State/County-State Park, Residential	RPD-1-U (Residential Planned Development – 1 unit per acre), W, A-2-1, A-2-2, and City of Santa Clarita RS and OS-MOCA (Open Space-Mineral Oil Conservation Area)
South	Vacant Open Space, National Forest, State/County Park, Transmission Lines ROW	A-2-1, A-2-2, and City of Santa Clarita OS-MOCA
West	SR 14, Vacant Open Space, Oil Production, Residential	City of Santa Clarita: RS and RL (Residential Low), BP-PD-MOCA (Business Park-Planned Development-MOCA), CC-PD

GENERAL PLAN/COMMUNITY PLAN 1990 Santa Clarita Valley Area Plan	LAND USE DESIGNATION HM (Hillside Management) ,W (Floodplain/Floodway), O-NF (Open Space-National Forest)	MAXIMUM DENSITY N/A
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ENVIRONMENTAL DETERMINATION Environmental Impact Report (EIR)

RPC LAST MEETING ACTION SUMMARY		
LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON:		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor