

 <p>Los Angeles County Department of Regional Planning 320 West Temple Street Los Angeles, California 90012 Telephone (213)</p> <p><b>PROJECT NO. TR071216-(5)</b> <b>PLAN AMENDMENT NO. 200900010</b> <b>ZONE CHANGE NO. 200900012</b> <b>VESTING TENTATIVE TRACT MAP NO. 071216</b> <b>CONDITIONAL USE PERMIT NO. 200900126</b> <b>OAK TREE PERMIT NO. 200900041</b> <b>PARKING PERMIT NO. 201000002</b> <b>ENVIRONMENTAL ASSESSMENT NO. 200900112</b></p>	<p><b>PUBLIC HEARING DATE</b> June 4, 2012 Hearing Examiner</p>	<p><b>AGENDA ITEM</b></p>
	<p><b>RPC CONSENT DATE</b></p>	<p><b>CONTINUE TO</b></p>
<p><b>APPLICANT</b> Golden Oak Ranch Properties</p>	<p><b>OWNER</b> Golden Oak Ranch Properties</p>	<p><b>REPRESENTATIVE</b> Kathleen O'Prey Truman, Truman and Elliot</p>
<p><b>PROJECT DESCRIPTION</b> 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 58-acre Development Area, including 44 acres of new onsite development associated with a vesting tentative tract map ("44-acre Area") and approximately 14 acres within the LADWP transmission corridor for two adjacent parking lots. The 44-acre 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, in lieu of four soundstages, two mills, and two production offices within the northern portion of the 44-acre Area, an optional single media office building is proposed, reducing total development to 510,000 square feet; a bridge 220 feet in length spanning Placerita Creek to provide primary access between areas north and south of the creek; a central utility plant located in the southwest corner and an electrical substation located in the northerly corner of the 44-acre Area; parking exceeding County Code requirements is proposed onsite within the 44-acre Area and within the LADWP transmission corridor right-of-way in the 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; the relocation of the Ranch foreman's mobile home residence from the 44-acre Area to one of two potential sites on the southeastern corner of the Ranch; demolition of an abandoned structure located on the 44-acre Area; vacation of Delden Road located within the 44-acre Area; a 2,000,000-gallon water tank, 40 feet in height, proposed south of Placerita Canyon Road; a trail, approximately 4,600 feet in length, proposed 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 possible 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 agricultural and oil production uses.</p>		
<p><b>REQUIRED ENTITLEMENTS</b> <b>General Plan Amendment</b> to change the Santa Clarita Valley Area Plan local plan designation on the 44-acre site associated with Vesting Tentative Tract Map (VTTM) No. 071216 from Hillside Management (HM) and Floodplain/Floodway (W) to Commercial (C). <b>Zone Change</b> on the 44-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). <b>Vesting Tentative Tract Map</b> for creation of 20, or, alternatively 18 lots located on 44 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. <b>Conditional Use Permit</b> to authorize a Development Program including: indoor filming studio development on 44 acres associated with VTTM 071216 in the proposed C-M-DP zone; grading in excess of 100,000 cubic yards with night hauling, relocation of a caretaker mobile home, construction of an electrical distribution substation, construction of a water tank, construction of a trail and trailhead, exemption from certain outdoor night lighting requirements, continuation of permitted existing agricultural and oil production uses, continued operation and maintenance of existing outdoor sets 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. <b>Oak Tree Permit</b> 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. <b>Parking Permit</b> to authorize tandem parking, use of shared off-lot parking, and an exemption from paving and striping requirements for surplus parking within the conditional parking lots unless parking within the LADWP transmission corridor is later revoked by LADWP in the A-2-1 and A-2-2 zones.</p>		
<p><b>LOCATION/ADDRESS</b> 19802 Placerita Canyon Road adjacent to and southeast of SR 14, Newhall, CA 91321.</p>		
<p><b>SITE DESCRIPTION</b> 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><b>ACCESS</b> 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><b>ZONED DISTRICT</b> Newhall and Sand Canyon</p>	
<p><b>ASSESSORS PARCEL NUMBER</b> <b>44-acre VTTM area:</b> 2848019009 &amp; 2848019013; 2848009037 &amp; 2848009038 <b>Remaining property:</b> 2848019008, 2848019010-2848019012; 2848018012 &amp; 2848018014; 2848010015, 2848010016, 2848010018-2848010020; 2848009020-2848009023, 2848009029, 2848009030, 2848009038 remainder</p>	<p><b>COMMUNITY</b> Newhall and Santa Clarita</p>	
<p><b>SIZE</b> 890 acres (44 acres new onsite development; 30 acres LADWP ROW; 816 acres remaining onsite property)</p>	<p><b>COMMUNITY STANDARDS DISTRICT</b> None</p>	

	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
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 (Residential, Industrial and 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 (Residential)
South	Vacant Open Space, National Forest, State/County Park, Transmission Lines ROW	A-2-1, A-2-2
West	SR 14, Vacant Open Space, Oil Production, Residential	City of Santa Clarita (Residential, Industrial and Commercial)
<b>GENERAL PLAN/COMMUNITY PLAN</b> Santa Clarita Valley Area Plan	<b>LAND USE DESIGNATION</b> HM (Hillside Management) ,W (Floodplain/Floodway), O-NF (Open Space-National Forest)	<b>MAXIMUM DENSITY</b> N/A
<b>ENVIRONMENTAL DETERMINATION</b> Environmental Impact Report (EIR)		

<b>RPC LAST MEETING ACTION SUMMARY</b>		
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**

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

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