



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

April 24, 2008

Bruce W. McClendon FAICP
Director of Planning

TO: Harold V. Helsley, Chair
Leslie G. Bellamy, Vice Chair
Esther L. Valadez, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: Susan Tae, AICP, Supervising Regional Planner
Land Divisions Section

SUBJECT: **DISCUSSION/POSSIBLE ACTION**
AGENDA ITEM NO. 10 a, b, c; MAY 7, 2008
ZONE CHANGE CASE NO. 2008-00004-(5)
VESTING TENTATIVE TRACT MAP NO. 53653-(5)
CONDITIONAL USE PERMIT CASE NO. 2005-00088-(5)
OAK TREE PERMIT CASE NO. 2005-00039-(5)
HOUSING PERMIT CASE NO. 2006-00001-(5)

PROJECT BACKGROUND

As you may recall, your Regional Planning Commission ("Commission") held a public hearing on November 15, 2006 for Vesting Tentative Tract Map No. 53653, a residential subdivision proposal to create 93 single-family lots, one multi-family lot with 93 attached senior condominium units in two buildings, five open space lots, one recreation lot, six public facility lots and one fire station lot on approximately 234.8 gross acres. The project is located approximately 273 feet southwest of Sagrecrest Circle west of Interstate 5 (I-5) Freeway and The Old Road between Calgrove Boulevard and Sagecrest Circle in the unincorporated Santa Clarita Valley. The proposal also required approval of Conditional Use Permit Case No. 2005-00088-(5) to ensure compliance with the requirements of hillside management, density controlled development, development within a Significant Ecological Area ("SEA"), and onsite project grading. Oak Tree Permit Case No. 2005-00039-(5) is also required to allow the removal of 162 oak trees (including 13 heritage oaks) and encroachment into the protected zone of 52 oak trees (including six heritage oaks). Housing Permit Case No. 2006-00001-(5) is required to authorize a density bonus up to 50 percent for the senior citizen housing development.

A Draft Environmental Impact Report ("EIR") was also prepared that identified potentially significant impacts of the project, including Geotechnical (Geology, Soils and Seismicity); Hydrology/Water Quality; Hazards; Noise; Air Quality; Biological Resources; Cultural Resources; Aesthetics; Traffic; Water and Wastewater; Schools; Fire Services; Sheriff Services; Solid Waste; Utilities (Electricity, Natural Gas); Libraries; and Parks and Recreation. Impacts that cannot be mitigated to less than significant include Aesthetics, Air Quality, Biological Resources, Geology, Noise, Cumulative Sheriff Services and Cumulative Solid Waste.

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May 7, 2008 RPC Memo

PAGE 2

On November 15, 2006, after taking public testimony both in favor and in opposition, the public hearing was closed and staff was directed to prepare final documents for approval. The Commission also directed the applicant to resolve off-site access issues that were raised at the public hearing, before the project returns on consent.

ADDITIONAL REQUESTS FOR ZONE CHANGE AND CONDITIONAL USE PERMIT

Subsequent to the close of public hearing, a zone change has been filed on a portion of the property where the senior condominiums are proposed. The proposed zone change to C-3-DP (Unlimited Commercial – Development Program) would extend the existing C-3 zone located to the east, and require a conditional use permit for Development Program as well as a residential use in a commercial zone.

As the requests for the zone change and additional elements of the conditional use permit were not previously considered by your Commission, the public hearing will be required to be re-opened to consider these matters.

Staff will be preparing the final documents for the other entitlements as directed by your Commission as well as a brief report on resolution of outstanding issues, and anticipate returning to your Commission with all documents for the project before you at one meeting.

STAFF EVALUATION AND RECOMMENDATION

The overall project considered by your Commission on November 15, 2006, has not changed. The subdivision and building design remain the same, and these additional requests for zone change and conditional use permit for development program and residential use in a commercial zone, are required to implement the project as reviewed and considered by your Commission.

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

Staff recommends that the Commission re-open the hearing, and direct staff to provide proper notice to consider associated Zone Change Case No. 2008-00004-(5), and amendment to associated Conditional Use Permit Case No. 2005-00088-(5) on June 18, 2008.

Suggested Motion: "I move that the Regional Planning Commission re-open the public hearing, and direct staff to provide proper notice to consider associated Zone Change Case No. 2008-00004-(5) and Conditional Use Permit Case No. 2005-00088-(5) on June 18, 2008."

SMT:st
04/24/08