

Board of Supervisors Hearing Date: March 24, 2009

Case Summary: Project No. TR066202-(5) – Zone Change Case No. 2006-00004-(5), Conditional Use Permit Case No. 2006-00051-(5); Vesting Tentative Tract Map No. 066202

Project Applicant: Jarrett Gorin/Centerpoint Development Partners, LLC

RPC Hearing Date: November 5, 2008

RPC Approval Date: November 5, 2008

Synopsis

The Regional Planning Commission (“Commission”) approved Project No. TR066202-(5), a proposed subdivision of one multi-family lot with 31 new detached condominium units on 8.2 gross acres (7.6 net acres), located at 16838 Sierra Highway in the Sand Canyon Zoned District. Also as part of the project, the Commission recommended approval of the Zone Change No. 2006-00004-(5) from M-1 (Light Manufacturing) to RPD-10,000-4.1U (Residential Planned Development-10,000 Square Feet Minimum Required Lot Area- 4.1 Units per Net Acre). The project also included a conditional use permit (“CUP”) to allow a planned residential development in compliance with RPD provisions with modifications including reduced building separation from 10 feet to 7.8 feet.

Project Proponents

One person (applicant) was in favor of the project. The applicant stated that the proposed development’s density and design was consistent with the surrounding developments to the north and south.

Project Opposition

Two persons (one speaker and one e-mail) were in opposition to the project. Concerns raised in testimony included the project’s impacts to the City of Santa Clarita services and sewer area study requirements.

Issues

During the November 5, 2008 public hearing, testimony was taken from David P. Koontz, a representative of the City of Santa Clarita (“City”) testified in opposition to the project. The following is a summary of their issues raised during the public hearing:

- The City stated that they had concerns with impacts to public parks and sewers. The City requested in an e-mail the addition of a condition that required the applicant to submit a revised sewer area study prior to the recordation of the final map. The City also testified that the applicant would be paying Quimby fees to the Los Angeles County Department of Parks and Recreation for construction of park facilities not planned within close proximity to the project site, forcing future residents to use City parks and further impacting their facilities negatively.

- The Commission inquired from the representative of the Los Angeles County Department of Public Works (“Public Works”) if the sewer area condition proposed by the City was necessary. Public Works stated that they had worked with City staff and did not object to the added condition language for the sewer area study. The applicant also stated that he had met with the City and agreed to the sewer condition, and already recorded documents agreeing to the sewer conditions.
- The Commission also inquired from County Counsel if they were aware of any agreements to share Quimby Fees for County parks between the County of Los Angeles and other jurisdictions whose parks were impacted by residents of the unincorporated areas who had no parks. County Counsel stated that they were not aware of any agreements but would research the issue.
- The Commission also requested staff add conditions requiring all concrete drainage structures to be constructed in earth tone colors; and that the applicant record a covenant or provide in the Conditions, Covenants and Restrictions full disclosure to prospective purchasers of homes that the development is located adjacent to existing M-1 zone where semi-truck repair currently exists and other industrial uses creating noxious noises may exist in the future.

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