

Glaser, Mitch

From: Sadiq Ghias [sadiq@gpmusa.net]
Sent: Thursday, September 15, 2011 3:51 PM
To: Glaser, Mitch
Subject: Re: Notice Regarding Santa Clarita Valley Area Plan Update

Mr. Mitch Glaser
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

RE: Plan Amendment and Zone Changes
APNs: 3209-010-034 (old # 3209-010-030), 3209-010-033 (old # 3209-010-026) and 3209-010-031

Dear Mr. Glaser:

Please help. When purchasing the property located at 7601 Soledad Canyon Road, Acton, Ca 93510, I was aware that it had A-2, C-3 and R-R zoning. I was also aware that it had an existing CUP for use as a campground. I was also aware that, due to the zoning, I could expand the existing use. For this, I paid a premium beyond just the value of the existing campground and the adjacent land.

My long term vision for this property included the possibility of additional uses which would improve the current use as a campground. Toward that end, I have already converted the campground from a stand-alone use to a franchise of the KOA system which has greatly improved the overall site. In the future, I see other uses which would serve both the campground and the area at large. For example, I may wish to incorporate an artists studio, bicycle shop, antique shop, etc.

These and other similar uses would be allowed under the existing zoning of C-3, but I don't see them as permitted use under the proposed zoning change. **Therefore, the existing zoning for my parcels should remain "as is" so that I can use them as I expected when I purchased the property.** Please note, any change in the permitted use would deprive me of my expectations and would mean that I paid extra money for something I cannot use.

Thank you for your attention to this matter.

Sadiq Ghias
CalWest Realestate Investments, LP.
Los Angeles, CA 90012

From: "Glaser, Mitch" <mglaser@planning.lacounty.gov>
To: "Glaser, Mitch" <mglaser@planning.lacounty.gov>
Sent: Thu, September 8, 2011 12:10:17 PM
Subject: Notice Regarding Santa Clarita Valley Area Plan Update

Good Afternoon:

Please see the attached notice regarding the Santa Clarita Valley Area Plan Update project, a component of "One Valley One Vision," a joint planning effort with the City of Santa Clarita. You are receiving this notice because you have previously submitted oral or written testimony on this project or you have expressed and interest in this project.

Thanks,
Mitch

Jay Rodgers Inc.

September 21, 2011

Mr. Mitch Glaser
Supervising Regional Planner
Community Studies, North Section
LA County Dept. of Regional Planning
320 West temple Street
Los Angeles, CA 90012

Re: Proposed One Valley One Vision General Plan
APN # 2839-005-027, 021
Vesting Tentative Tract Map No. 54372

Dear Mr. Glaser,

This letter is written in response to our understanding of the zone change proposed for our above mentioned property under the new OVOV General Plan. I now understand that you are proposing the down-zoning of our property from its current U-3 and Hillside Management designation to "RL5", Rural Land -5. This change would effectively reduce the allowable density of these properties from the existing 55-60 units allowable under current zoning to 2 units under the proposed density. We feel strongly that this unreasonable reduction should be changed and the existing zoning should be left in place for several reasons including:

- Properties in the immediate area have already been developed at much higher densities than those proposed by your new plan.
- Density proposed by the City of Santa Clarita's OVOV General Plan Update immediately South of the properties are significantly greater than that proposed by your plan.
- These properties are located along Sand Canyon Road, a secondary highway planned with infrastructure to support this project.
- We have been processing VTTM 54372, an active tentative map for 5 years with the Department of Regional Planning at considerable expense, and believe it unreasonable to try to assert this significant down-zoning of our project at this time.
- This is a significant taking of our property's value and its rights.

We request that these properties be zoned "H5-Residential 5" in what we understand to be your new designation most similar to the existing zone designation. Additionally, the

28100 Bouquet Canyon Road, Santa Clarita, CA 91350
661.206.0288

"H5" Residential zone will be consistent and compatible with the surrounding urban community as well as allowing the same approximate units to be developed as the current general plan allows.

Please give our request serious consideration and make these changes prior to gaining Commission or Board approval.

Sincerely,

A handwritten signature in black ink that reads "Matt H. Craig". The signature is written in a cursive style with a large, sweeping "M" and a long, trailing "g".

Matt Craig
Project Manager
Jay Rodgers, Inc