



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

October 5, 2009

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

FROM: Mitch Glaser, AICP, Supervising Regional Planner
Countywide Studies Section

SUBJECT: **OCTOBER 5, 2009 – AGENDA ITEM #5**
PROJECT NO. R2007-01226-(5)
PLAN AMENDMENT NO. 2009-00006-(5)
ZONE CHANGE NO 2009-00009-(5)
ENVIRONMENTAL ASSESSMENT CASE NO. 2009-00080-(5)
SANTA CLARITA VALLEY AREA PLAN UPDATE (ONE VALLEY ONE VISION)

Staff has received the additional correspondence, attached for your consideration. This information is current as of 2:30 pm today.

MWG:jma

Attachments

1/1
OVOV

From: BH33605@aol.com
Sent: Friday, October 02, 2009 1:59 PM
To: ovov
Cc: missdot26@sbcglobal.net
Subject: Agua Dulce Town Council-Follow up

Hi Mitch,

I am following up with you in regard to our discussion regarding our M-1 property on Davenport Road:

APN-3212019029

As previously discussed at our Town Council meeting 9/9/09 and our follow up phone call, the subject property is shown on your mailer as being changed from M to RL2 and M-1 to A-1-2. As you agreed, these changes are inconsistent with the surrounding properties and would render our property useless for our intended purposes for which we purchased the property.

As you mentioned the maps cannot be changed by the time of the hearing but I would appreciate some kind of assurance that our property zoning will not be placed in jeopardy of major change.

Thanks again for sharing your time with us at our meeting. You were most informative and we certainly appreciate your openness and concern.

Sincerely,

Don Henry
Boston-Henry Company, Inc.
Agua Dulce Town Council-Water Stewardship Chair
(661) 268-1731

1/2

OVOV

From: Diana Larios [diana.larios@sbcglobal.net]
Sent: Friday, October 02, 2009 1:28 PM
To: ovov
Subject: Santa Clarita Valley Area Plan Update (One Valley One Vision): Project No. R2007-01226-(5)
, Plan Amendment No. 200900006, Zone Change No. 200900009

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

I am writing in opposition to several changes to existing Land Use Designations in the "One Valley One Vision" document that will be discussed on Monday, October 5, 2009 at the Castaic Sports Complex. The specific agenda items are listed as:

Plan Amendment No. 200900006

To repeal the Santa Clarita Valley Area Plan, adopted in 1984 and subsequently amended, to adopt the comprehensive update of the Santa Clarita Valley Area Plan, and to amend the Countywide General Plan to clarify adopted provisions related to hillside management areas and to allow local plans, such as the comprehensive update of the Santa Clarita Valley Area Plan, to establish the maximum residential densities in all hillside management areas.

Zone Change No. 200900009

To change the zoning designation of parcels to ensure that zoning is consistent with the land use categories designated in the comprehensive update of the Santa Clarita Valley Area Plan and to amend the Zoning Ordinance to clarify adopted provisions related to hillside management areas and to allow local plans, such as the comprehensive update of the Santa Clarita Valley Area Plan, to establish the maximum residential densities in all hillside management areas.

I am a property owner on Sloan Canyon Road in Castaic and I am opposed to the proposed Zoning and Land Uses changes in the "One Valley One Vision" document that will affect my property.

This document changes my property's Land Use Designation from HM (Hillside Management) N2 (2 Acre Minimum) to RL5 (Size of property/5 = # parcels. Minimum parcel size = 2 Acres). The zone change claims that it is trying to establish maximum densities, but what it is actually doing is changing the TYPES OF USES that are permitted in our community.

I am NOT asking for a change from the proposed RL5 to the proposed RL2. I am opposed to the changes in the new RL2 designation from the existing A-2-2 Hillside Management Designation. Specifically, I AM OPPOSED TO THE NEW PERMITTED USES to RL2 that did not previously exist.

The new "OVOV Proposed Land Uses" which describes RL5 and RL2 designation, states the RL2 designation is **"Supportive of commercial uses serving the local area, such as grocery stores, restaurants, personal services, and retail sales of specialty goods suited to the rural character of development, such as feed and tack stores, may be allowed within approved activity areas."** These uses DID NOT exist previously in the "A-2-2 Heavy Agricultural Zone Permitted Use List".

The new RL2 land use designation in the Hasley Canyon, Romero Canyon and Sloan Canyon rural area is AGAINST THE CURRENT Castaic CSD that the residents, and the county, worked very hard to create. Please DO NOT force changes on our community that go against a CSD that we created and are happy with. This is not fair and it's not right.

Thank you for your consideration,
Diana Larios
30758 Sloan Canyon Rd.
Castaic, CA 91384
(661)295-5010

Glaser, Mitch

From: Jason Vroom [jvroom@allianceeng.com]
Sent: Friday, October 02, 2009 10:03 AM
To: Glaser, Mitch
Subject: FW: 0940-zoning exhibit-pdf
Attachments: 0940-ZONING EXHIBIT.pdf

Mitch,

Attached is the revised exhibit for Travel Village, sorry for the confusion. This is the final exhibit.




J

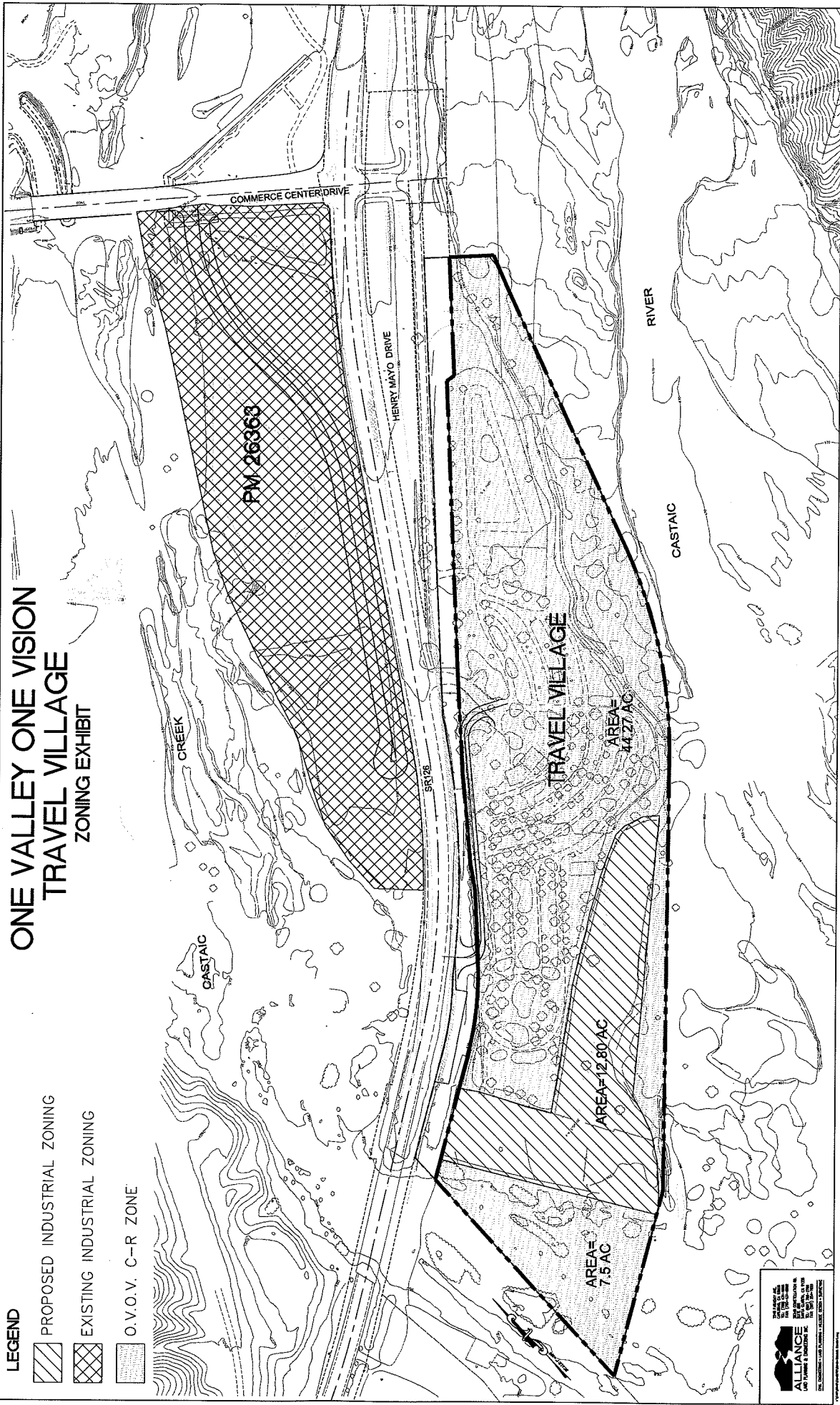
From: Gerardo Alarcon
Sent: Friday, October 02, 2009 8:30 AM
To: Jason Vroom
Subject: 0940-zoning exhibit-pdf

Gerardo Alarcon
Alliance Land Planning & Engineering
2248 Faraday Ave.
Carlsbad, CA. 92008
Tel: (760) 431-9896
Fax: (760) 431-8802

ONE VALLEY ONE VISION TRAVEL VILLAGE ZONING EXHIBIT

LEGEND

-  PROPOSED INDUSTRIAL ZONING
-  EXISTING INDUSTRIAL ZONING
-  O.V.O.V. C-R ZONE



PREPARED BY:
 DATE: 05/11/09
 ALLIANCE
 LAND PLANNING & CONSULTING, INC.
 10000 W. CENTRAL EXPRESSWAY, SUITE 200
 WEST VALLEY, CA 94791
 TEL: 925-255-1100
 FAX: 925-255-1101
 WWW.ALLIANCELANDPLANNING.COM

OVOV

From: Joanna [joanna@ourchosenchild.com]
Sent: Friday, October 02, 2009 9:38 AM
To: ovov
Subject: objection to planned zoning changes in Santa Clarita

Mr. Mitch Glaser and Mr. Marshall Adams;

I am writing to object to the proposed zoning change for land in the Santa Clarita Valley. My father, Herbert D. Ivey, Jr. purchased five adjacent parcels in 1956 and 1957. (3201-017-041,042,045,046 and 047). He loved this land. He ran his business there, Lubrication Company of America, and we often explored the hills and adjacent properties on horseback when growing up. I grew up visiting this property with my father, and it is an important part of our family history. Not only is it part of our family's history, but it could be an important part of our future as well.

My mother, Mary L. Ivey, now owns this property, some of it in conjunction with the Lubrication Company of America trust, of which I am a stockholder. (LCA owns parcels 045-046). I am deeply concerned about the proposed rezoning plan for the nearly 60 acres my family and my mother own. It is currently zoned M-1.5, which is appropriate for the location and these particular parcels. Rezoning for agriculture or residential just doesn't make sense. With the concern of contamination in the soil, it's location near a railroad and MetroLink maintenance yard, and the nearly four-acre asphalt cap in the center of these properties it is not appropriate for either use. There wouldn't be a single person that would ever purchase land that was once a Superfund site as a place to raise their family, or to run an agricultural business.

This particular property, however, would be prime real estate for applications such as a wind farm, recycling facility, light manufacturing etc. The potential for revenue to the county is greatly increased by maintaining the appropriate M-1.5 zoning. Changing it will guarantee this land will sit vacant for a long, long, long time, because there will simply not be any reasonable use for this particular property with residential or agricultural zoning. Having this land sit vacant is a huge loss to the county in potential future revenue.

Should the zoning be maintained on these parcels this will be a wonderful opportunity to draw interest in these other uses. I know of no other sites in Santa Clarita or near Los Angeles that would be appropriate for a wind farm, recycling facility etc, that has the benefits of being near the freeway, rail lines, and remote enough to avoid potential complaints by residential neighbors.

By changing the zoning it is essentially taking away the potential for sale of this land. My father's legacy to us, his children, is in this land. If we are unable to sell the land (and it was on the market for most of 2008) we will walk away with nothing. By maintaining the zoning we will continue to market the property, and hopefully a sale will bring new industry to the valley my father loved so much.

I would like to be notified of any further hearings or activity on the zoning. My contact information is below.

-Joanna

Joanna Ivey
4157 Cherokee Dr.
Madison, WI 53711

608.237.6507

1/1

OVOV

From: Mary McLain, Lang Group Property [info@langgroupproperties.com]
Sent: Friday, October 02, 2009 8:24 AM
To: ovov
Subject: re: zoning changes

Mr. Mitch Glaser and Mr. Marshall Adams

For the following reasons, I request that the existing land use and zoning be maintained on the following five parcels: 3201-017-041,042,045,046 and 047.

1. They are not suitable for agricultural and residential use
2. The soil is poor
3. All are adjacent to the railroad
4. Metrolink's maintenance yard is adjacent to four parcels
5. A four-acre asphalt cap over hazardous substances lies in their midst
6. The Lang Station Road area is suitable for mixed-use development
7. By maintaining the current zoning they would be available should an urgent need arise for a nearly 60 acre, M-1.5 zoned site in a convenient, yet isolated location
8. They have a much greater potential for future revenue to the county in their current zoning than as A-22
9. Since they are at the east end of Cal-Mat's many hundreds of acres, they would not interfere with their future plans.

Please continue to send me further information regarding this process.

Cordially yours,

Mrs. Mary Ivey, Trustee

Lubrication Company of America

Mrs. Mary L. Ivey
2562 Treasure Dr. S-4203
Santa Barbara, CA 93105

1 / 1
OVVOV

From: leharing@ca.rr.com
Sent: Thursday, October 01, 2009 4:11 PM
To: ovov@planning.lacounty
Subject: Mr. Mitch Glaser

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

Dear Mr. Glaser,

We are co-owners of approximately 140 acres of land located on both sides of Bouquet Canyon Road south of the intersection of Vasquez Canyon Road in the unincorporated area of Los Angeles County. Parcel#2813012005 and parcel #2813012006.

The property is subject to both zone changes and land use change under the proposed Santa Clarita Valley Area Plan, One Valley, One Vision. We have reviewed the plan and several current maps of our area.

We found changes that reduce the density in zoning and land use. Our property is currently zoned A-1-20,000 or 1/2 acre density, changing to A-1-2, which is two acre lots. The other parcel is also being changed from A-1-20,000 to A-1-1, one acre lots.

The property adjacent to us on three sides have proposed or pending tract maps for residential development. The density for those parcels seems greater than ours and creates an "island" in the middle of developed land. We propose changes to be the same as surrounding land for our two parcels. We also have unchanged commercial zoning which we plan to continue to utilize and plan to accommodate the needs of future development in the area.

Another concern that we have is the provision for adequate roads and highways in the area of Bouquet Canyon and Vasquez Canyon. The new plan is to designate Bouquet Canyon Road as a secondary highway of four lanes from Plum Canyon Road to the National Forest Boundary. Vasquez Canyon Road is designated a limited secondary road which is keeps it at two lanes. Right now traffic is heavy with locals and commuters from the Antelope Valley driving both Bouquet and Vasquez roads. Vasquez Road is in very poor condition with bumps, cracks and pot holes and inadequate for its current use. If and when surrounding developments are built, the traffic will certainly increase. If you add additional traffic from planned development in the Leona Valley and Palmdale, the road and current two lane bridge will cause chaos on both Bouquet and Vasquez Roads.

We need improvement now on Vasquez Canyon Road and looking toward the future, a road to accommodate residents safely in and out of our canyons.

Thank you for your consideration of these issues.

Respectfully,
Linda and Roger Haring
Joann and Robert Lombardi

