



SAND CANYON APARTMENTS

29025 San Canyon Rd. Canyon Country, CA 91387

Great corner property in an upcoming area of Santa Clarita. Preliminary Approval for 28-35 units' apartment complex on a 1.64 acre. The site is consists of a single-family residence with year built of 1960. It's a 2+2 with 1,126 SF building on the parcel. APN#2839-044-027

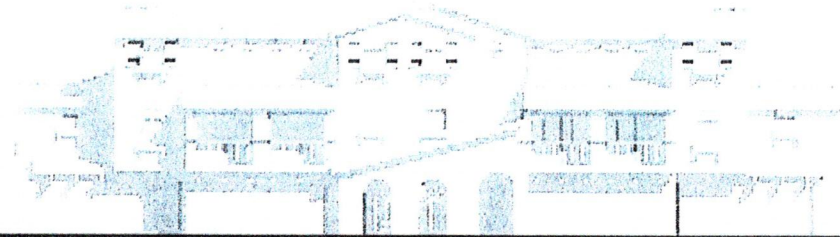
Across from this parcel, corner of Soledad Canyon Rd. and Sand Canyon Rd., the following project is coming:

Construction of Mixed-Use Project consisting of up to:

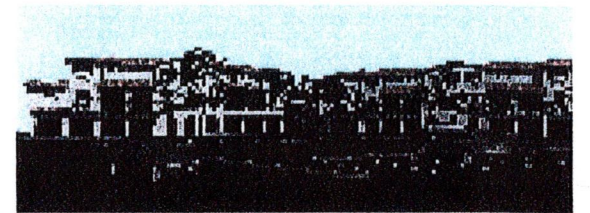
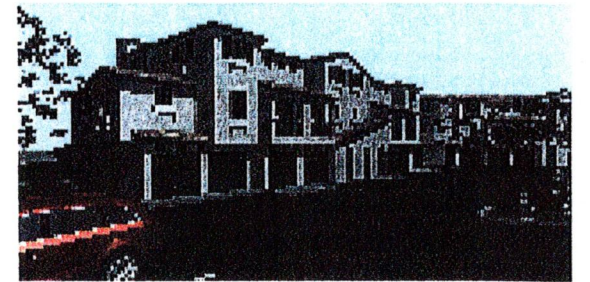
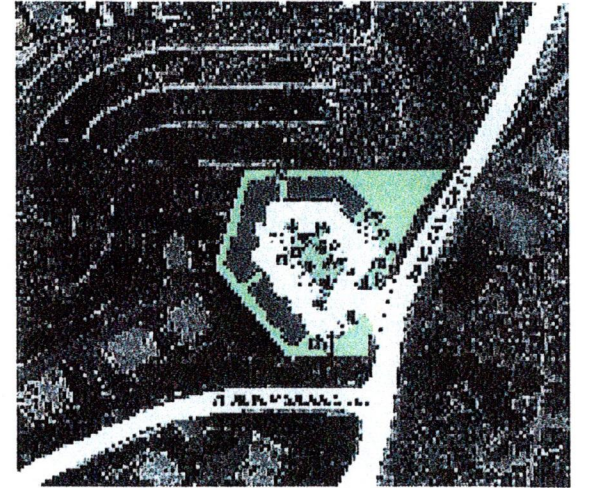
- 580 Residential Dwelling Units
- 55,600 SQ. Feet of Retail Commercial (Including Restaurants)
- 75,000 SQ. Feet (Up to 120-Bed) Assisted Living Facility.

Sale Price \$898,000





FRONT ELEVATION - TYPICAL STYLE



KLFM INC
1000 Sand Canyon Road
Santa Clara, CA 95050
(408) 253-1111

SAND CANYON APARTMENTS
1000 Sand Canyon Road
SANTA CLAYTON, CALIFORNIA

SD-01
1000 Sand Canyon Road
Santa Clara, CA



SCALE: 1" = 20'-0"

GROUND LEVEL FLOOR PLAN



ROBERT H. FRIEDMAN, AIA
ARCHITECT
2050 E. FOOTHILL BOULEVARD
PASADENA, CALIFORNIA 91107
(826) 484-5251
FRIEDMAN ARCHITECTS
& CONTRACTORS
robert@friedmanarchitects.com

PROJECT NAME
ASSISTED LIVING
29025 Sand Canyon Road
Santa Clarita, CA

OWNER
Paul Roknipour
28041 Smyth Drive
Valencia, CA 91355

ROOM NUMBERS

First Floor Rooms	
Type 'A' Rooms	10
Type 'B' Rooms	4
Type 'C' Rooms	4
Second Floor Rooms	
Type 'A' Rooms	14
Type 'B' Rooms	8
Type 'C' Rooms	4
Type 'D' Rooms	3
Total Rooms	47

REVISIONS

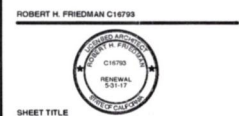
No.	Issue	Date

SHEET INFORMATION

Job No: _____

Drawn By: _____

Date: **March 30, 2017**



SHEET TITLE
GROUND LEVEL FLOOR PLAN

SHEET NUMBER
A-1



SECOND LEVEL FLOOR PLAN

SCALE 1" = 20'-0"

ROOM NUMBERS

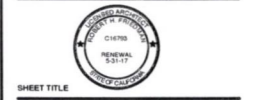
First Floor Rooms	
Type 'A' Rooms	10
Type 'B' Rooms	4
Type 'C' Rooms	4
Second Floor Rooms	
Type 'A' Rooms	14
Type 'B' Rooms	8
Type 'C' Rooms	4
Type 'D' Rooms	3
Total Rooms	47

REVISIONS

No.	Issue	Date

SHEET INFORMATION

Job No: _____
 Drawn By: _____
 Date: **March 30, 2017**



SHEET TITLE
SECOND LEVEL FLOOR PLAN

SHEET NUMBER

A-2

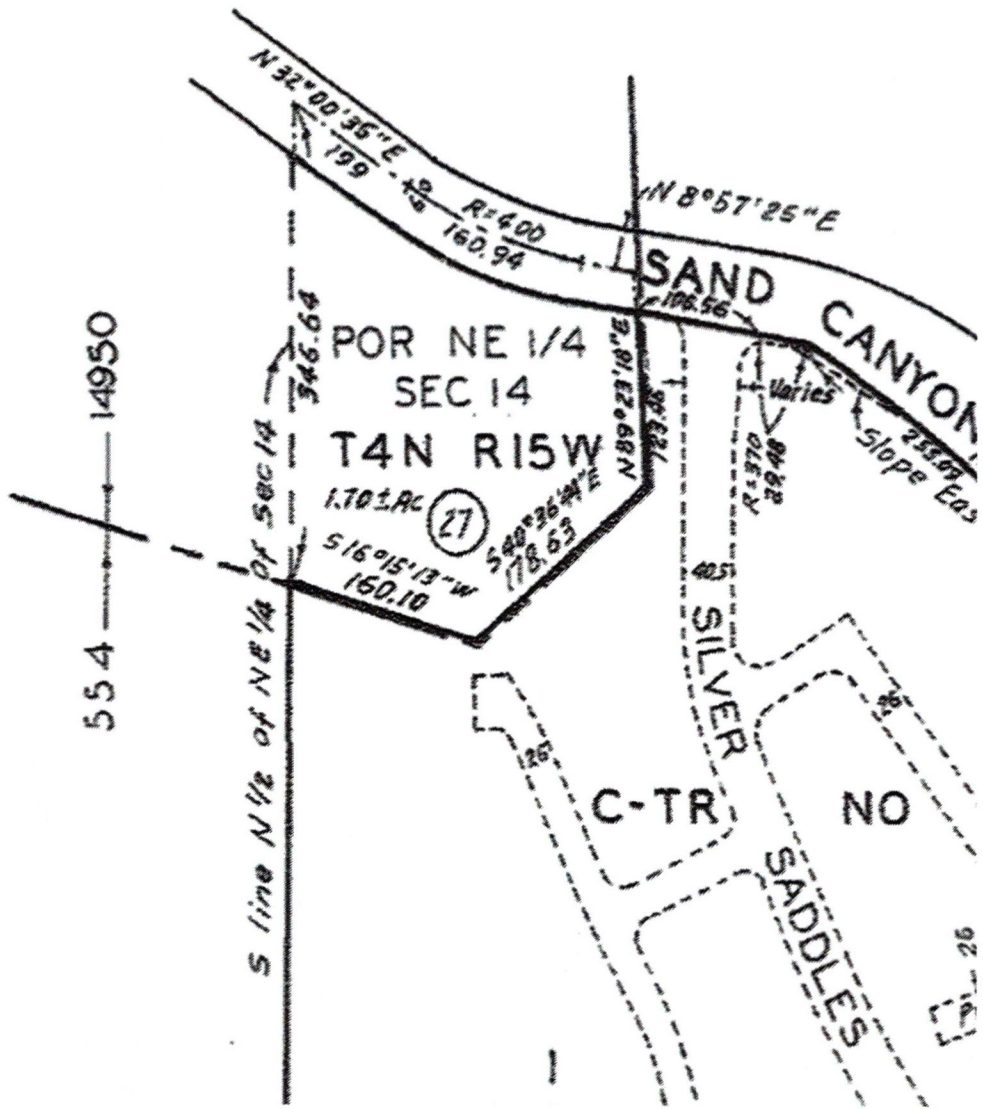
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SCALE 1" = 200'

P.A. 2839-44

TRA
554
14950

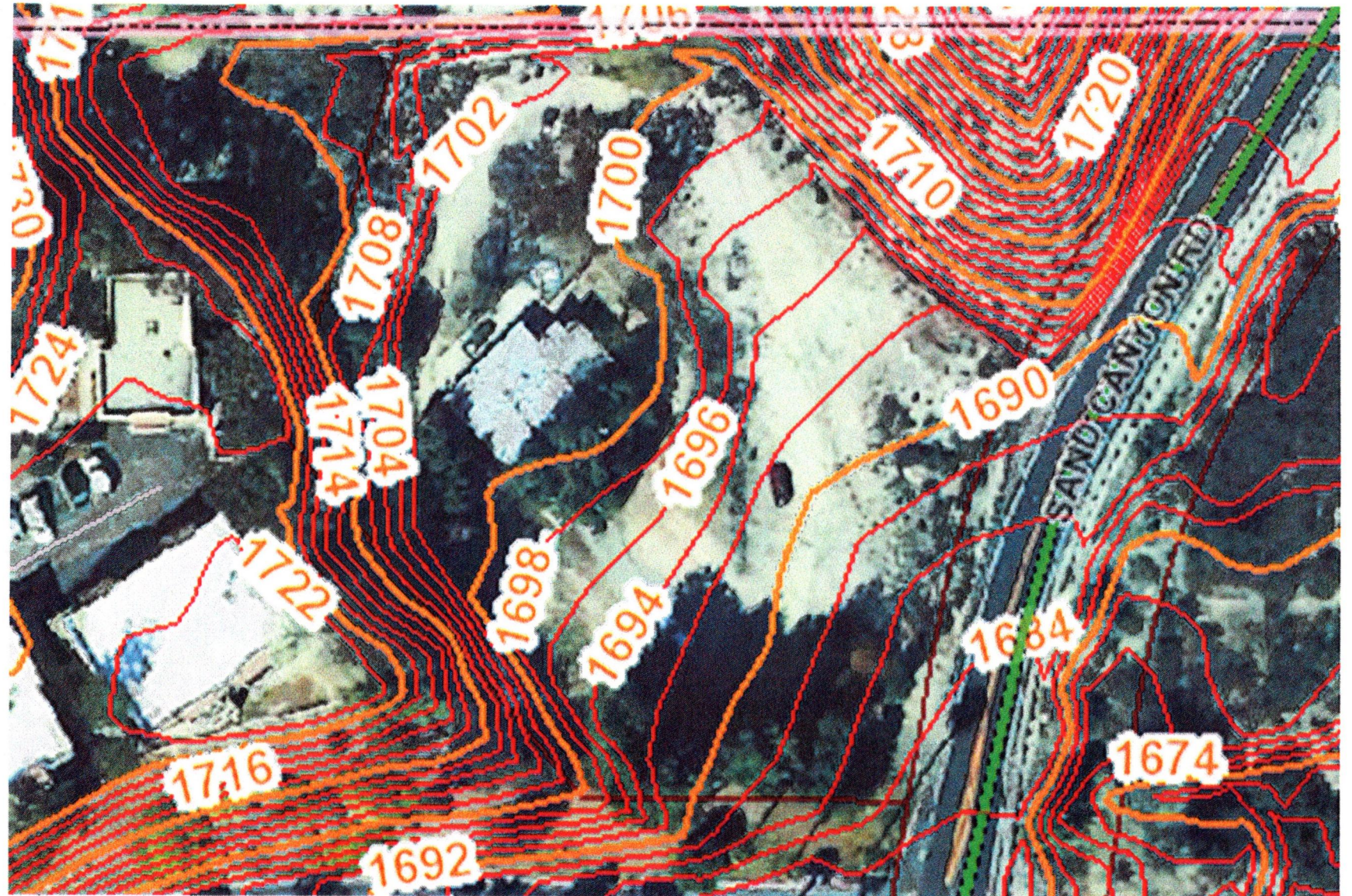
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Ten Foot Contours

2 & 10 Foot Contours



KLPM Inc. Development Budget

COVE CANYON APARTMENTS - SANTA CLARITA, CA

Land Cost	Land Parcel Area 1.7 ac. 74,000 s.f.	
	Land Acquisition	\$ 1,000,000.00
	Brokerage Commission	\$ 60,000.00
	Land Management Fee	
	Total Land Cost	\$ 1,060,000.00
Construction Improvements		
	Building Construction	\$ 2,286,750.00
	Total Bldg. Construction	\$ 2,286,750.00
Site Work		
	Typical Site Work	\$ 185,000.00
	Atypical Site Work	\$ -
	Landscape, Irrigation, Trash Encl. Fencing	\$ 150,000.00
	Carports	\$ 75,000.00
	Demolition	\$ 35,000.00
	Offsite Improvements, Street Ded. Widen	\$ 350,000.00
	Total Site and Offsite Improvements	\$ 795,000.00
Due Diligence and Design		
	Architectural	\$ 120,000.00
	Civil Engineering	\$ 85,000.00
	Survey (ALTA topo & Boundery, ALTA As Built	\$ 6,500.00
	Enviornmental Phase I	\$ 4,500.00
	Geotechnical	\$ 6,500.00

	Landscape Architectural	\$	9,500.00
	Traffic	\$	6,800.00
	Other Consultants	\$	10,000.00
	A&E Other- Entitlment meeting & exhibits etc.	\$	15,000.00
	Total Due Diligence and Design	\$	263,800.00
Fees Permits, Impact			
	Impact & Utility Connection Fees & Transformer	\$	250,000.00
	Permit Fees	\$	375,000.00
	Credit Back Impact Fees for off site improv.	\$	(300,000.00)
	Total Permit Fees	\$	325,000.00
Testing & Inspections			
	Testing & Inspection	\$	65,000.00
	Total Testing & Inspection	\$	65,000.00
Financing Cost/Carry			
	Construction Period Interest	\$	-
	Construction Loan Fee & Closing Cost	\$	-
	Construction Lender Legal Fees	\$	-
	Construction Period Taxes & Insurance	\$	-
	Developer Legal Costs	\$	-
	Intangible Taxes	\$	-
	Document Taxes	\$	-
	Deed (Land Only)	\$	-
	Title Policy	\$	-
	Appraisal	\$	-
	Other (Bank Inspections)	\$	-
	Performance Bond	\$	-
	Lender Expensed	\$	-
	Builders Risk Insurance	\$	-

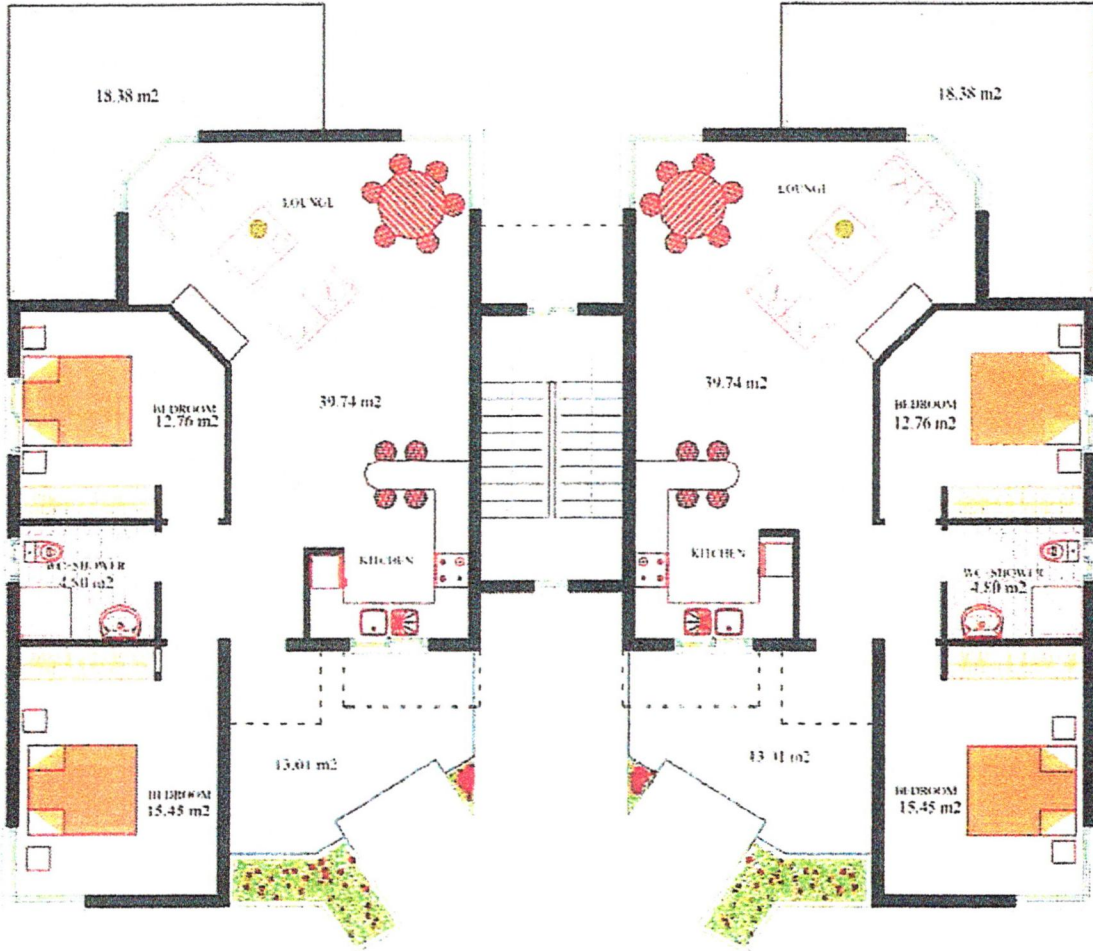
	General Liability	\$	-
	Closing & Title Cost	\$	-
	Developer Overhead & Fee	\$	-
	Total Financing Cost/Carry	\$	-
Other Cost			
	Leasing Commissions	\$	-
	Contingency: 3% of total Budget	\$	143,866.50
	Bond	\$	-
	Total Other	\$	143,866.50
	Total Development Cost	\$	4,939,416.50

KLPM Inc. Development Budget
 Cove Canyon Apartments
 Santa Clarita

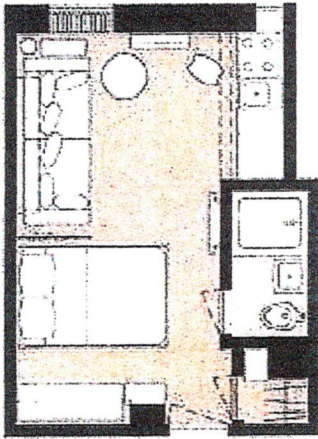
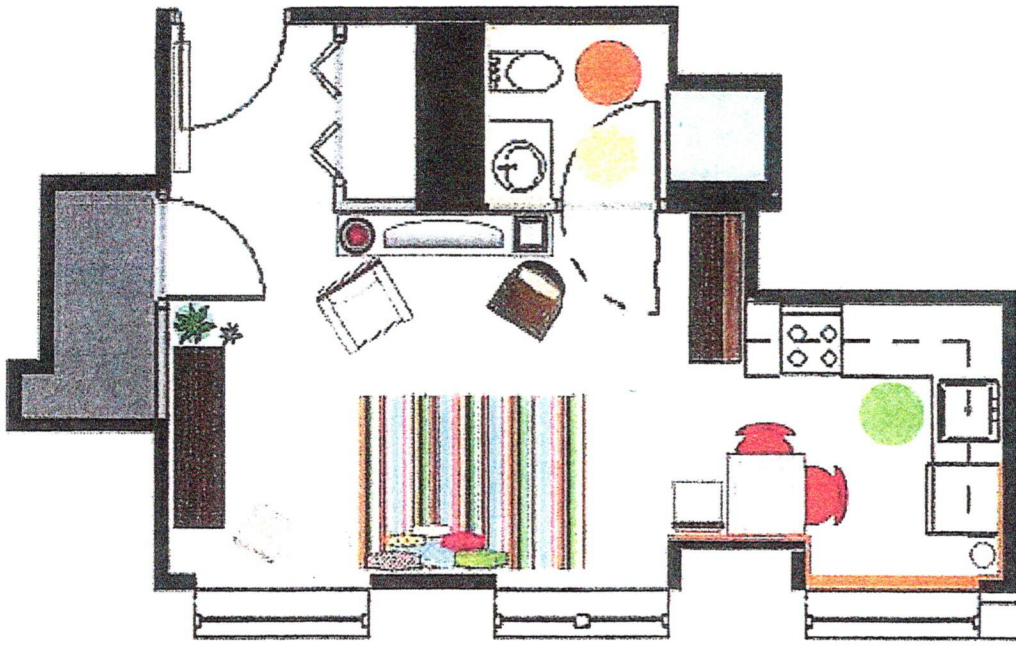
Residential Use- Unit Analysis					
29025 Sand Canyon Road					
	S.F.	1.0/1-Bd	2.0/2-Bd	2.5/3-Bd	Parking Req.
3-Bed	1060			12	30
2-Bed	945		10		20
1/Studio-Bed	640	13			20

Total -1-Studio/Loft	13
Total -2-Bedroom	10
Total -3-Bedroom	12
Total Units	35
Total Parking Required	70

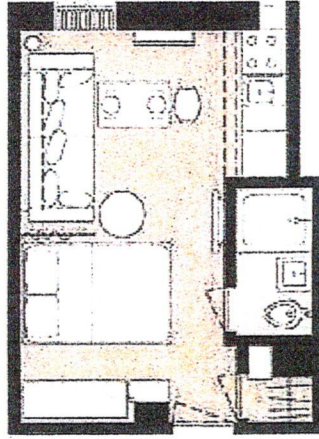
	Rent	Units Avail.	Mont. Rent
1-Bed/Studio	\$ 1,250	13	\$ 16,250
2-Bed	\$ 2,200	10	\$ 22,000
3-Bed	\$ 2,850	12	\$ 34,200
Total Rent Month			\$ 72,450
Annual Rent			\$ 869,400
Cap Rate 4.00%			\$ 21,735,000



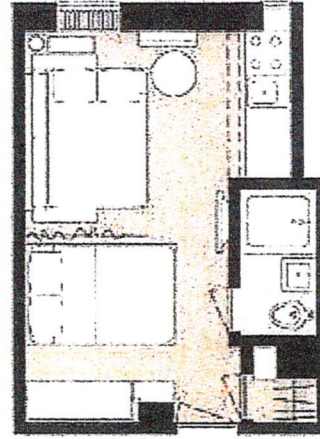
apartments



Typical Day
Layout



Dinner Guest
Layout



Weekend Guest
Layout

Development Review Committee
March 20, 2014
Master Case 13-207; One Stop 13-016
Case Planner: Jason Smisko

Applicant: Ernest Ramirez

Location: 29025 Sand Canyon Road
APN: 2839-044-027

Proposed Project: The applicant is requesting a One Stop review for a 28 unit apartment complex on a 1.7 acre hillside site. The site consists of a single family residence. The buildings would be at 35' or below. The site is designated as Urban Residential 5 under both the General Plan and the Zoning Ordinance.

Please note that the comments provided in this document are preliminary.
Additional comments/conditions of approval may be required upon re-submittal. If you have any further questions or need additional materials, please contact the case planner at (661) 255-4330. Your project planner is always available to meet with you by appointment.

PRELIMINARY COMMENTS

Planning Division – Jason Smisko, 661-255-4306

PL1. Site Plan Comments/Questions

- a) Alternative access to the site is preferred. The applicant is encouraged to contact and coordinate with the adjacent property to the south to provide project access along Silver Saddles Circle, rather than along Sand Canyon Road.
 - b) Quantify amount of export/import earth movement
 - c) Future submittal to show debris/water retention and drainage
 - d) A street dedication is required based on a 112' ROW. The applicant shall construct wheelchair ramps at intersection of Sand Canyon and Silver Saddles Circle, as directed by the City Engineer.
 - e) Prior to building final, the applicant shall construct full street improvements along the frontage of the project site and south to Silver Saddles Circle, as directed by the City Engineer
 - f) Residential front yard setback from that is 20'
 - g) Provide retaining wall cross sections
 - h) Provide driveways cross sections
 - i) Parking: 56 enclosed spaces required for tenants; 14 for guest
 - j) Provide bicycle parking at 1:5 units
 - k) Will need to show handicap path of travel throughout project
 - l) Provide driveway slope percentage
 - m) Provide dimensions for driveways, drive aisles and parking spaces
 - n) Define amenity to be provided
-

- o) Need to show Fire Department access for 150' within all building areas. Additional fire department access may be required depending on final building heights.
- p) 10' separation required between residential structures
- q) Roof-mounted air conditioners?
- r) All new and existing utilities shall be located underground, including along project street frontage. When locating utilities underground is not possible, they shall be screened from view to the satisfaction of the City Engineer. (17.51.070 C. 6. a.)

PL2. Upon formal submittal, the applicant shall pursue the following documents, entitlements and payment of fees in place at that time:

- a) Development Review
- b) Conditional Use Permit (building height/3 stories, gating?)
- c) Initial Study –
- d) Community Character and Design Guidelines Application Packet
 - o <http://www.santa-clarita.com/filecenter/external/commcharacter/Ch5-Multi-Family.pdf>
 - o <http://www.santa-clarita.com/Modules/ShowDocument.aspx?documentid=3431>
 - o Project likely to be reviewed by the City's Architectural Design Consultant

PL3. The applicant shall submit a formal project consistent with UDC 17.57.030 Multi-Family Residential Development Standards (attached). Specific project design should reflect:

- C. Required masonry walls
- E. Provision of open space for each unit—400 square feet per unit. Create separate exhibit page showing at least half dedicated to each unit and remaining to common recreational areas
- F. Required storage space—250 cubic feet of lockable enclosed storage per unit
- H. Provision or prohibition of recreation vehicles
- I (1.) Trash collection areas.
- K. Metal siding prohibited

P4. Any signage for the project (construction, subdivision, real estate, sales, etc.) shall be consistent with 17.51.080 Sign Regulations.

Engineering – Kris Markarian (661) 255-4962

Site Plan/Tentative Map Requirements

EN1. Limited Engineering comments are issued due to insufficient information given on the Plan. Prior to next submittal, the applicant shall revise the Plan based on the "Development Review Permit (DR)," "Preliminary Site Plan," and "Preliminary Grading Plan" requirements available at the Planning Counter. Engineering will issue comments at submittal of the revised and completed Plan to the Planning Division. The following Plan items must be addressed at next submittal:

CITY/COUNTY - Line Highlight

General

Minimum size of 24" x 36".

Drawn to scale of no less than 1" = 40' (must be engineer's scale).

Title block in bold letters located in the lower right corner.

Name and address of the legal owners and persons preparing the plan.
Project name and description.
Address and assessor parcel numbers (APN) of the project site.
Date of preparation.
North arrow (oriented toward top of each sheet).
Vicinity map outlining the subject property and showing major surrounding streets within a square mile.
City/County boundary.
Type, location, widths and dimensions of existing and proposed easements within and abutting the project site.
Existing buildings and other structures. Identify those buildings to be removed and those to remain.
Proposed buildings and structures and the dimensions, square footage, number of stories, and pad elevations of each.
Distance from existing and proposed buildings to property lines.
All existing utility structures (i.e. electric, water, sewer, telephone, etc.).
Names, locations, widths, and improvements of adjoining highways and streets.
Identify all lines.

Grading

Building pad elevations.
Finished floor elevations.
Proposed grading with existing and proposed contour lines.
* Existing contours shall be shown with a lighter, or faded, line weight; proposed contours shall be shown with a heavier line weight.
Show contours for surrounding properties to demonstrate drainage patterns.
Dirt quantity for proposed grading.
Existing and proposed retaining walls (wall height, top of wall, finish surface elevations).
Existing and proposed slopes with grades.
Dimension top and toe of cut, and fill slopes from the project boundary.
All existing and proposed grades (both on-site and on adjacent property as it affects proposed grading).
Grades and slopes for all accessible paths of travel (as required by the Uniform Building Code).

Drainage

Existing drainage channel on site, and road culvert crossing Sand Canyon.
Type, size, and location of existing and proposed public/private storm drain systems within and abutting the project site.
Type, location, widths, and dimensions of existing and proposed public storm drain easements within and abutting the project site.

Method of drainage with grades and drainage pattern arrows.
Any natural features including wetlands, streams, slopes, floodways, etc.

SUSMP

BMPs to meet SUSMP requirements, including 1) mitigation of potential downstream erosion (retention of the increase in flow due to the proposed project), and 2) a series of BMPs to treat and infiltrate the first flush of stormwater (treatment train).

Streets

Typical street sections of existing and proposed streets within and abutting the project site showing street names, dimensions (curb-to-curb and right-of-way), centerlines, existing and proposed right-of-ways, existing and proposed street improvements, including medians.

Plan view of existing and proposed streets within and abutting the project site showing street names, dimensions, grades, centerlines, existing and proposed right-of-ways, existing and proposed street improvements, including medians.

Existing street improvement in public right-of-ways.

A 2-foot wide area with a 2% slope is required before the top or toe of a 2:1 slope adjacent to a property line or right-of-way. This 2-foot wide area shall shown in the typical street sections and be incorporated into the grading design.

Sanitary Sewer

Type, size, and location of existing and proposed mainline sanitary sewer systems and laterals within and abutting the project site.

Type, location, widths, and dimensions of existing and proposed sanitary sewer easements within and abutting the project site.

Existing septic system.

General Requirements

- EN2. Prior to Plan approval, the applicant shall submit to the Development Services Division a title report and sufficient chain-of-title to determine if the parcel(s) comply with the provisions of the Subdivision Map Act and local ordinances. Development Services staff shall determine if a recorded Certificate of Compliance shall be required prior to issuance of building permits. *1972 GRANT DEED?*
- EN3. Additional comments and conditions will apply should the project propose condominium construction in lieu of apartments. ■

Grading, Drainage & Geology Requirements

- EN4. Prior to issuance of grading permit, the applicant shall submit a grading plan consistent with the approved Plan, oak tree report, and conditions of approval. The grading plan shall be based on a detailed engineering geotechnical report specifically approved by the geologist and/or soils engineer that addresses all submitted recommendations.
- EN5. Identify any cross lot drainage from/to adjacent properties. Prior to grading permit, the applicant shall file with the County Recorder an Acceptance of Drainage Form signed by

- project/adjacent property owners if drainage is being accepted from or diverted to an adjacent property.
- EN6. Prior to the issuance of grading permit, the applicant shall obtain approval and connection permit from the Los Angeles County Department of Public Works, Land Development Division to connect any on-site storm drain system to a public storm drain system.
- EN7. Prior to grading permit, the applicant shall have approved by the City Engineer, a drainage study demonstrating that post-development flows from the site will not be increased from pre-development flows, or mitigate for the increase.
- EN8. This project is a development planning priority project under the City's NPDES Municipal Stormwater Permit as a development with 10 or more dwelling units. Prior to issuance of grading/building permit, the applicant shall have approved by the City Engineer, an Urban Stormwater Mitigation Plan (USMP) that incorporates appropriate post construction Best Management Practices (BMPs), maximizes pervious surfaces, and includes infiltration into the design of the project. Refer to the Standard Urban Stormwater Mitigation Plan (SUSMP) guide for details.
- EN9. Under the provisions of the new Los Angeles County NPDES Stormwater (MS4) permit, development projects will be required to install Low-Impact Development BMPs (e.g. infiltration), and may be required to implement hydrologic control measures to address hydro-modification. This permit may impact the project, depending on grading permit issuance timeline. City is mandated to implement new permit requirements by May 2015.
- EN10. This project will disturb one acre or more of land. Therefore the applicant must obtain coverage under a statewide General Construction Activities Stormwater Permit (General Permit). In accordance with the General Permit, the applicant shall file with the State a Notice of Intent (NOI) for the proposed project. Prior to issuance of grading permit by the City, the applicant shall have approved by the City Engineer a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall include a copy of the NOI and shall reference the corresponding Waste Discharge Identification (WDID) number issued by the State upon receipt of the NOI

Street Improvement Requirements

- EN11. Prior to any construction (including, but not limited to, drive approaches, sidewalks, curb and gutter, etc.), trenching or grading within public or private street right-of-way, the applicant shall submit a street improvement plan consistent with the approved Plan, oak tree report, and conditions of approval; and obtain encroachment permits from the Engineering Division.
- EN12. Prior to building final, all new and existing power lines and overhead cables less than 34 KV within or fronting the project site shall be installed underground.
- EN13. The property boundaries of the site abut the Los Angeles County jurisdiction. Encroachments into County jurisdiction shall be permitted by County prior to issuance of any permits by the City.
- EN14. Prior to issuance of building permits, the applicant shall dedicate sidewalk easements sufficient to encompass ADA requirements for sidewalks installed with drive approaches per the current City standard APWA 110-1, Type C, or equivalent.
-

- EN15. Prior to street plan approval, the applicant shall submit a street tree location plan to the City's Urban Forestry Division for review and approval. The location of the street trees shall not conflict with sewer or storm drain infrastructure. The plan shall include proposed sewer lateral locations and storm drain infrastructure for reference.
- EN16. Prior to building final, the applicant shall construct wheelchair ramps at intersection of Sand Canyon and Silver Saddles Circle, as directed by the City Engineer.
- EN17. Prior to building final, the applicant shall construct full street improvements along the frontage of the project site and south to Silver Saddles Circle, as directed by the City Engineer:

Street Name	Curb & Gutter	Base & Paving	Street Lights	Sidewalk (5'min)	Parkway & Trees
Sand Canyon Road	X	X	X	X	X

Sewer Improvement Requirements

- EN18. The on-site sewer shall be a privately maintained system. All on-site sewer lines shall have a minimum 2% slope and pipe inverts shall be 6 feet below the curb grade. Prior to Plan approval, the applicant shall verify that all sewer pipes meet these requirements with the proposed building pad elevations. Private on-site sewers are reviewed and approved by the City's Building & Safety Division.
- EN19. Sewer laterals less than ten inches in size shall not connect directly into a manhole; six-inch and eight inch laterals shall connect to the mainline a minimum of five feet from the edge of the manhole.
- EN20. Prior to issuance of building permits, the proposed building(s) shall be connected to the existing sewer main in Sand Canyon Road (PC 02-02). Prior to issuance of building permits, the applicant shall coordinate with the Building and Safety Division regarding payment of additional annexation fees, if required, to annex the property into the County Sanitation District.
- EN21. Prior to sewer plan approval, the applicant shall provide a sewer area study in accordance with City policies for review and approval by the City Engineer.
- EN22. Prior to building final, the applicant shall construct all sewer upgrades per the approved sewer area study, to the satisfaction of the City Engineer.

ARLEY. SANITATIONAL - SEPTIC AREA

Building and Safety – Alan Wakefield (661) 255-4914

GENERAL COMMENTS & CONDITIONS FOR MULTI-FAMILY RESIDENTIAL PROJECTS: *RAYMOND -*

- BS1. Detailed construction plans shall be submitted to the Building and Safety Division for plan review and building permits. Supporting documentation, such as structural calcs, energy calcs and soil/geology reports shall be included in the plan submittal package.
- BS2. Plans submitted for plan review shall show full compliance with the California Building Codes in effect at the time the building permit application is submitted. The current

California codes are: 2010 California Building, Mechanical, Plumbing, Electrical Codes, the California Green Building Standards Code, and the 2008 California Energy Code. If the application date for the building permit is after January 1, 2014, the submitted plans shall comply with the new 2013 California Codes. The California Residential Code does not apply to multi-family projects: (CBC) #

- BS3. The City of Santa Clarita has amended some portions of the California Building codes. A copy of these amendments is available at the Building and Safety public counter and on our website at: www.santa-clarita.com/Index.aspx?page=552.
- BS4. Plans submitted to Building and Safety for plan review shall be 100% complete. The submitted plans shall include architectural and structural plans, structural and energy calculations, soil/geology report, and truss drawings and calcs if used. Plans shall be prepared by a licensed Design Professional (architect or engineer).
- BS5. All new residential buildings ('R' occupancies) shall have an automatic fire sprinkler system.
- BS6. New multifamily dwellings shall comply with the Housing Accessibility requirements per Chapter 11A of the California Building Code. Multifamily dwellings include apartment buildings with 3 or more dwelling units, condominium buildings (including townhomes) with 4 or more dwelling units.
- Ten percent of the total multi-story dwelling units shall have a fully accessible floor at the entry level. (If all 28 units are multi-story, then 3 units will be required to be accessible)
 - All single level dwelling units (if any) are required to be adaptable.
 - Parking facilities that are accessory to the accessible dwelling units shall be accessible.
- BS7. All disable access requirements including site accessibility information and details shall be part of the architectural plans (vs the civil plans) and will be reviewed by building and safety. Civil plans used for grading purposes are not reviewed or approved for site accessibility requirements.
- BS8. The submitted plans to building and safety shall have a Building Code Analysis and floor area justification containing the following minimum information: types of construction, occupancy groups, occupant loads, any area increases from frontage and/or fire sprinklers, height of building, number of stories, summary of any fire rated walls, dwelling unit separations, indicate whether the project is located in a flood hazard or fire hazard zone.
- BS9. Prior to submitting plans to Building and Safety, please contact a Permit Specialist at (661) 255-4935, for project addressing.
- BS10. A complete soils and geology investigation report will be required for this project. The report shall be formally submitted to Development Services Division (Engineering) for review and approval. The recommendations of the report shall be followed and incorporated into the
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plans for the project. A copy of the report shall be submitted to Building & Safety at time of plan submittal.

- BS11. Prior to issuance of building permits: any rough grading and/or re-compaction that are recommended in the soil/geology report must be completed and a final compaction report and pad certification shall be submitted to and approved by the Development Services Division.
- BS12. The submitted site plan shall show all lot lines, any easements, restricted use areas, flood hazard areas, etc. Any construction proposed in an easement shall obtain the easement holders written permission.
- BS13. For an estimate of the building permit fees and the backlog time for plan review, please contact the Building and Safety division directly.
- BS14. Each separate detached structure, such as trash enclosures, fences, retaining walls, shade structures require separate applications and building permits. These other structures need not be on separate plans, but may be part of the same plans for the main project.
- BS15. Prior to issuance of building permits, additional clearances from these agencies will be required:
- a. Santa Clarita Environmental Services (Construction & Demo Plan deposit)
 - b. William S. Hart School District and appropriate elementary school district,
 - c. Castaic Lake Water Agency,
 - d. L.A. County Fire Prevention Bureau,
 - e. L. A. County Sanitation District,
 - f. L. A. County Health Services, Water & Sewerage Control (for any on-site sewers).
- Clearances from additional agencies may be required and will be determined during the plan review process. An agency referral list is available at the Building and Safety public counter.
- BS16. Additional data on the plans shall include the Permit Number, Sheet Number, a copy of the Planning Conditions, the truss drawings (layouts) and the recommendation section of the Soils Report.
- BS17. The footings for all new buildings and other structures, including retaining walls and fences, shall be setback from any adjacent ascending or descending slopes. See section 1808.7 CBC and/or the Slope Setback handout.
- BS18. The California Plumbing Code (CPC) shall be used to determine the minimum number of plumbing fixtures. Horizontal drainage piping shall have a minimum slope of 1/4" per foot (2%), to the point of disposal. (CPC sec 708.0) Slopes shallower than 2% will not be approved by the Building Official.
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- BS19. After the project receives a final building inspection, a Certificate of Occupancy will be issued. The Certificate of Occupancy is required prior to the building being used or occupied.
- BS20. The project is located within City's Fire Hazard Zone. All new buildings shall comply with the California Building Code Chapter 7A: MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE. A summary of these requirements are available at the Building and Safety's public counter or on the city's website at: www.santa-clarita.com/Index.aspx?page=552
The submitted plans to Building & Safety shall show all Fire Zone requirements.
- BS22. These general comments are based on a review of a "Prelim Site Plan" submitted by the applicant for this DRC. Additional comments and more detailed building code requirements will be listed during the plan review process when plans are submitted to Building and Safety.

Environmental Services – Laura Jardine (661) 255-4376 *LAURA # • TRASH.*

- ES1. Provide sufficient trash enclosures to house at least six 3-yard bins. Threet of the bins should be reserved for recyclable materials only. The enclosure(s) should be shown on the site plan with dimensions, consistent with the surrounding architecture and shall be constructed with a solid roof. The enclosure(s) shall be located to provide convenient pedestrian and collection vehicle access.
- *Individual Cart Alternative*
- ES2. All demolition projects regardless of valuation and new construction projects valuated greater than \$500,000 must comply with the City's Construction and Demolition Materials (C&D) Recycling Ordinance.
- ES3. C&D Materials Recycling Ordinance:
- A Construction and Demolition Materials Management Plan (C&DMMP) must be prepared and approved by the Environmental Services Division prior to obtaining any grading or building permits.
 - A minimum of 50% of the entire project's inert (dirt, rock, bricks, etc.) waste and 50% of the remaining C&D waste must be recycled or reused rather than disposing in a landfill.
 - A deposit of 3% of the estimated total project cost or \$25,000, whichever is less, is required. The full deposit will be returned to the applicant upon proving that 50% of the inert and remaining C&D waste was recycled or reused.
- ES4. Per the California Green Building Standards Code, 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.
-

ES5. All projects within the City that are not self-hauling their waste materials must use one of the City's franchised haulers for temporary and roll-off bin collection services. Please contact Environmental Services staff at 661-286-4098 for a complete list of franchised haulers in the City.

Parks, Recreation and Community Services – (Jeff Morrison) 661-286-4041

PR1. Prior to the recordation of an applicable final tract/parcel map, the applicant shall establish the required Park Dedication Fee equal to the value of the amount of land established per the City's General Plan, "Parks and Recreation Element." The applicant may be required to provide a certified MAI real estate appraisal to establish the fair market value (FMV) of an acre of land within this project. The applicant shall pay the required fees at Building Permit for each phase. A current estimate is attached.

Transit – Corie Zamora 661-295-6306 *NOT mfg.*

TR1. There is fixed route bus service between the hours of 4 am and 11 pm on Sierra Highway daily.

TR2. The Transit Impact Fee does apply. Currently the rate is \$200 per residential unit. This fee is currently under revision. Applicant shall pay the current fee at the time of building permit issuance.

Fire Department – Nina Johnson (661) 286-8821 *NOT mfg.*

FD1. Comments attached from Land Development Unit.

FD2. Project site is shown in fire zone on City GIS layer. This will result in the requirement of a Preliminary Fuel Modification Plan.

Landscape Plan Review – (Jessica) Frank (661) 255-4346

General Comments

LR1. The applicant shall submit a preliminary landscape plan for review and approval from the Director of Community Development prior to receiving entitlement approval of the project. The checklist of items to be provided on the preliminary landscape plan are listed in Attachment 'A'.

LR2. Prior to issuance of grading permit(s), the applicant shall provide final landscape, lighting and irrigation plans (Landscape Document Package) for Planning Division review and approval. The plan must be prepared by a California-registered landscape architect and shall be designed with the plant palette suitable for Santa Clarita (Sunset Western Garden Book Zone 18, minimum winter night temperatures typically 20° to 30° F; maximum summer high temperatures typically 105° F to 110° F). The landscape design plan shall meet the design criteria of the State Water Efficiency Landscape Ordinance as well as all other current Municipal Code / Unified Development Code requirements.

- LR3. The applicant shall be aware that additional fees will be required to be paid by the applicant for the review of required landscape and irrigation plans by the City's landscape consultant based on an hourly rate. An invoice will be provided to the applicant at the completion of the review of the plans. The applicant will be required to pay all associated fees to the City of Santa Clarita prior to the release of the approved landscape and irrigation plans for the project.
- LR4. Address the specific comments below on the preliminary landscape plan upon formal submittal. Additional comments may be marked in red directly on the plans. Resubmitted plans may generate further comments upon review.
- (a) Trees for a residential project shall be a minimum 24" box size, and shall include a proportionate number of 36" and 48" box-size specimens. Shrubs and ground cover should be a minimum 5-gallon and 15-gallon size (*Santa Clarita Community Character and Design Guidelines, adopted March 2009*).
 - (b) Thirty-six (36) inch box trees are required at the end of drive aisles.
 - (c) The applicant shall provide a minimum of 30 trees per gross acre of the site, 15% at minimum 48" box size or larger and 20% are required to be thirty-six (36) inch box size or larger.
 - (d) Where parking and/or drive aisles abut walls, fences, property lines, walkways or structures, landscape and site plans shall show planter beds delineated by continuous concrete curbing at least six (6) inches high and six (6) inches wide, at least (3) feet from such walls, fences, etc. These planter beds shall be landscaped except as permitted by the Director of Community Development.
 - (e) Provide landscape pockets along the garage door/driveway building elevations large enough to hold a patio sized trees (i.e. Evergreen Pear, Australian Willow, Crape Myrtle)
- LR5. **Required Landscape Plan Elements.** Final landscape plans shall contain all elements as listed in the checklist for preliminary landscape plans (Attachment 'A'), and shall conform to the Landscaping and Irrigation Standards (§17.51.030) in the Unified Development Code. The following elements need to be addressed on the preliminary and/or final landscape plans.
- (a) An appropriate mixture of evergreen and deciduous species shall be provided within the project.
 - (b) Landscape plans shall show at least one (1) 24" box tree per four (4) parking stalls in parking lots/areas, and 36" box trees in planters at the ends of parking aisles. The plans shall show tree species selection, distribution and spacing to provide 50% canopy coverage of all parking lots/areas within 5 years of planting.
-

- (c) Prior to issuance of building permit, a homeowner's association (HOA) shall be formed to have responsibility and authority for all maintenance, including but not limited to landscaping, irrigation, and drainage devices.
- (d) Landscape plans shall show plant material to screen at maturity all trash enclosures, transformer boxes, vault boxes, backflow devices, and other exterior mechanical equipment. Screening material may include trees, shrubs (15 gallon minimum size), clinging vines, etc. Masonry block (concrete masonry unit) trash enclosures shall be screened with both shrubs and clinging vines.
- (e) Landscape plans shall show all lighting fixtures, base dimensions, and typical finish elevations.
- (f) The faces of cut and fill slopes more than five feet in height shall be protected against damage by erosion by installing jute netting and planting with groundcover. In addition, slopes shall be planted with one (1) 24"-box tree per 150 square feet of slope area and one (1) 1-gallon sized shrub per 100 square feet of slope area. Should this requirement become impossible or impracticable because of fuel modification requirements, the applicant may substitute a proportionate number of appropriate larger specimen trees to the satisfaction of the Director of Community Development.
- (g) The applicant shall place water-conserving mulching material on all exposed soil in planting areas not covered by turfgrass. Mulching material may include, and is not limited to, shredded bark, river rock, crushed rock, pea gravel, etc., and must be at least two (2) inches deep.
- (h) Prior to occupancy, the applicant shall install all proposed irrigation and landscaping, including irrigation controllers, staking, mulching, etc., to the satisfaction of the Director of Community Development. The Director may impose inspection fees for more than one landscape installation inspection.
- (i) Prior to occupancy, the applicant shall submit to the Director of Community Development a letter from the project landscape architect certifying that all landscape materials and irrigation have been installed and function according to the approved landscape plans.

Fuel Modification Conditions (Check on Mapping your City to determine applicability)

LR6. The project site is located within the high fire severity fuel modification zone. As a result, the landscape and irrigation plans will require the review and approval of the Los Angeles County Fuel Modification Unit. The applicant shall submit the final set landscape and irrigation plans for review to the Fuel Modification Unit and the City at the same time to allow for a concurrent review of the plans. The applicant shall be aware that multiple revisions to the landscape plans may occur from each agency due to conflicting landscaping requirements. The City will make every effort to assist you through this process, however, it

is the responsibility of the applicant to work through conflicting requirements with each agency to acquire approval of one landscape and irrigation plan for the project.

LR7. The applicant shall submit the following materials to the Fuel Modification Unit with the landscape and irrigation plans to undergo review:

- (a) Labeled photos of the project site;
- (b) Labeled photos of the surrounding properties to the project site;
- (c) An aerial photo (can be copied from the City of Santa Clarita's website);
- (d) Contact information for the City Planner assigned to the project, including address, phone number, and email address; and,
- (e) Project site plan and building elevations.

LR8. The latest Fuel Modification Plan Guidelines, which includes the most recent Undesirable and Desirable Plant list, is available at <http://fire.lacounty.gov/forestry/PDF/Fuel%20Modification%20Plan%20Guidelines%208-10-11.pdf>. Please use this document as a reference when designing the final landscape and irrigation plans.

ATTACHMENT 'A'

- H. **Preliminary Landscape Plan** – Five (5) copies of a landscape plan drawn to scale (minimum plan size 24' x 36") indicating:
- Project name and location, vicinity map, north arrow and scale (scale to match site plan), property lines and dimensions; label all adjacent streets and provide dimensions to centerline
 - Date of preparation; date(s) of revisions, if applicable
 - Name and contact information of the project landscape architect or designer
 - Existing and proposed land use and zoning
 - Lot square footage or acreage, proposed lot area for landscaping in square feet, percentage of parking lot area proposed for landscaping,
 - Location of buildings, parking areas, vehicular/pedestrian circulation, etc.
 - Location and dimensions of doorways, windows and overhangs, where applicable
 - Location and dimensions of retaining walls, including top-of-wall and base-of-wall spot elevations
 - Spot elevations indicating pad elevations, hardscape footing elevations, pathway elevations, retaining walls, and all other places where grade change would affect design implementation
 - Location and dimensions of doorways, windows and overhangs, where applicable
 - Location and dimensions of all ground-mounted mechanical, electrical, or other equipment, if known (air conditioner condensers, Edison transformer boxes, cable TV boxes, backflow preventers, fire equipment/backflow preventers, gang mailboxes, water, sewer, telephone, etc.)
 - Location of existing and proposed easements
 - Location and graphic dimensions of all existing and proposed trees and shrubs
 - Location of all proposed and existing oak trees
 - Location of all exterior light standards
 - A Tree Legend in table form indicating symbol or abbreviation, botanical name, common name, size, quantity, and water usage (low, medium, high)
 - A Plant Legend in table form for all shrubs and ground cover, indicating: symbol or abbreviation, botanical name, common name, size, quantity, water usage (low, medium, high), height and canopy diameter for mature shrubs. Replace height and width with typical spacing for groundcover plantings.
 - Location, dimensions, and gradient (if applicable) of any turf area
 - Notes indicating design intent at key locations (e.g. screening, entry treatment, streetscape, property line treatment, etc.).
 - Detail pedestrian plazas/site furniture and enhanced paving if not shown on the plans.
 - The height and design of all fencing, walls, trash enclosures, and/or adjacent development, including retaining walls, slopes, fences, etc., that could influence on-site landscaping.
 - Irrigation system point-of-connection
-

Traffic – Ian Pari.

- TE1. Alternative access to the site is preferred. The applicant is encouraged to contact and coordinate with the adjacent property to the south to provide project access along Silver Saddles Circle, rather than along Sand Canyon Road.
- TE2. Prior to issuance of building permits, the applicant shall dedicate additional street right-of-way for a total of 56 feet (44'+12') from centerline on Sand Canyon Road fronting the project site, as directed by the City Engineer. *12' Right Turn Lane -*
- TE3. Prior to issuance of building permits, the applicant shall construct a right-turn/deceleration lane at the intersection of Sand Canyon Road and Silver Saddles Circle. The right-turn lane shall be 12' wide with 250' storage and 100' taper.
- TE4. Prior to issuance of building permits, the applicant shall pay the applicable Bridge and Thoroughfare (B&T) District Fee to implement the Circulation Element of the General Plan as a means of mitigating the traffic impact of this project. This project is located in the Eastside B&T District. The current rate for this District is \$17,900. The B&T rate is subject to change and is based on the rate at the time of payment. *.8 CONDO RATE.*

Apartment = the number of units (28) x the district rate (\$17,900) x 0.7 minus credit for existing SF Home (\$17,900) = **\$332,940 until June 30, 2014.**

**BLDG. PERMIT.
JUNE 30TH EXPIRES*

**BLDG. PERMIT. B & T ELIGIBLE - COST.
ROAD - No - LAN*

Urban Forestry – Wayne Smith, 661-286-4144

- UF1. Parkway tree shall be required within the public right of way along Sand Canyon Road.
- UF2. Prior to installation, all parkway trees shall be approved by the City of Santa Clarita Urban Forestry division and / or Landscape Maintenance Division.
- UF3. As required by Planning, the applicant shall be required to submit a preliminary landscape plan showing the parkway trees and their proposed locations. Spacing of parkway trees shall not exceed 35' feet on center and shall be no less than 30' feet on center.
- UF4. Parkway trees planted within public right of way (sidewalk) shall have a concrete tree well with a minimum measurement of 3x6 (or as required by Urban Forestry). The tree well shall be lined with approved root barrier with a minimum overlap of 12" inches.
- UF5. Parkway trees planted within a turf parkway shall require a minimum 36" inch diameter mulched tree well. Root barrier shall be required along the edge of sidewalk and back side of curb per City specifications.
- UF6. Applicant shall be required to install and maintain an approved irrigation system to all parkway trees planted within the public right of way.

- UF7. Species of tree shall be approved by Urban Forestry / LMD. Liquidambar species is not an approved parkway tree for new development and will not be approved with this project for planting within the public right of way. *ASK ABOUT APPROVED*
- UF8. The applicant is advised that all slope and landscaping shall be maintained by an established Home Owners Association or Property Management Group. Parkway trees planted within the public right of way shall be maintained by the Urban Forestry Division pursuant to City of Santa Clarita Parkway Tree Ordinance 90-15.
- UF9. The applicant is advised that these comments are preliminary at this time. Additional comments may be added and / or modified at any time prior to the issuance of Conditions of Approval.
- UF10. The applicant may contact the Special Districts Tree Specialist at (661) 286-4144 for any questions related to the above Conditions of Approval.

Special Districts, Darin Seegmiller, 661-286-4059

SD 1. No on-site private property landscaping shall be maintained by the Landscape Maintenance District (LMD).

SD 2. The applicant shall annex the property into the City's Streetlight Maintenance District (SMD) to fund the operations and maintenance of street lights and traffic signals.

- There will be an annual SMD assessment on the property tax bill, currently set at \$75.32 per EBU (equivalent benefit unit) for FY 13/14.
- Benefit units are based on land use. A 28-unit apartment complex is approximately 14 EBU, equal to an annual assessment of \$1,054.48.
- A minimum of 120 days is required to process the annexation, which must be completed prior to final map approval or building permit issuance, whichever occurs first.

City of Santa Clarita Park Dedication Fee Requirement

Estimate

Project Description: 28 Unit Condo/Apartments on Existing SFR Parcel

Tract/MC#: 13-207

	Housing Units	Density / Dwelling	5 Acres Per 1000	**FMV	Sub Total	20% Off Site Improvements	In Lieu Fee
	27	3.000	0.005	\$500,000	\$202,500	\$40,500	\$243,000
Total Density	81						
Total Acres due	0.40500						

TOTAL FEES DUE = \$243,000

Estimate Reviewed by: Jeff Morrison

Date: 1/23/2014

****The applicant will be required to provide a certified MAI real estate appraisal to establish the Fair Market Value (FMV) of an acre of land within this project.**

Method of calculation per the City of Santa Clarita General Plan - Parks and Recreation Element:												
DU	X	Population	X	5 acres per	X	**FMV	=	Subtotal	X	1.2	=	In Lieu Fee
		per DU		1000 people		Buildable acre						

Table 1 - EBU Calculations for Residential Parcels

RESIDENTIAL CLASSIFICATIONS		People Use	Security	Intensity	Total EBUs
SFR and Condos		0.50	0.25	0.25 =	1.00 per parcel
APT2	Apartments (2-4 units)	1/2 x units	0.25 x units	0.25	
	2	1.00	0.50	0.25 =	1.75 per parcel
	3	1.50	0.75	0.25 =	2.50 per parcel
	4	2.00	1.00	0.25 =	3.25 per parcel
APT5	Apartments (5-20 units)	1/2 x units	1.00	0.25	
	5	2.50	1.00	0.25 =	3.75 per parcel
	20	10.00	1.00	0.25 =	11.25 per parcel
APT21	Apartments (21-50 units)	1/3 x (units-20)	+ the total EBU for a 20-unit apartment		
	50	10.00	+	11.25	= 21.25 per parcel
APT51	Apartments (51-100 units)	1/4 x (units-50)	+ the total EBU for a 50-unit apartment		
	100	12.50	+	21.25	= 33.75 per parcel
APT101	Apartments (100+ units)	1/5 x (units-100)	+ the total EBU for a 100-unit apartment		
	101	0.20	+	33.75	= 33.95 per parcel
	175	15.00	+	33.75	= 48.75 per parcel
	200	20.00	+	33.75	= 53.75 per parcel



COUNTY OF LOS ANGELES FIRE DEPARTMENT

**Fire Prevention Division
Land Development Unit
5823 Rickenbacker Road
Commerce, California 90040-3027
Office (323) 890-4243 Fax (323) 890-9783**

DATE: _____

SITE PLAN DATE: _____

TO: Department of Regional Planning
Zoning Permits

PROJECT #: _____

LOCATION: _____

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is _____ gallons per minute for _____ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. _____ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- All fire hydrants shall be 6" X 4" X 2 1/2" and conform to AWWA C503-75 or approved equal standard. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
Install _____ public fire hydrant(s).
Install _____ private on-site fire hydrant(s).
Provide Fire Flow Test for _____ existing public fire hydrant(s).

Water: _____

Access: _____

Conditions for Approval: _____

Comments: _____

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: _____

17.57.030 Multifamily Residential Development Standards.

A. Required front and street side yards shall be landscaped. All plant material shall be irrigated by automatic sprinklers or drip irrigation systems. Patios, seating areas, parking and circulation spaces can be included in the setback areas to help buffer adjoining parcels from one another. However, parking areas shall not be permitted within the required front setback.

B. Multifamily residential buildings and communities shall be designed in a manner to reduce the potential for criminal activity. Elements such as a clear delineation between private and public spaces, ample visibility of both indoor and outdoor common areas, and proper lighting shall be incorporated into multifamily projects. Dead-end drive aisles, alleyways, or pedestrian paths shall be avoided. Paths, alleyways, and drive aisles shall be designed for through traffic/pedestrian movements and shall be highly visible and well lit. Other practices and methods related to crime prevention through environmental design (CPTED) are also encouraged.

C. Masonry walls six (6) feet in height, from the highest finished grade, shall be required on the rear and side property lines. No walls are required on street side yards unless needed for noise attenuation and/or privacy, as determined by the Director of Community Development.

D. Where a lot fronts on more than one (1) street it shall be considered to have multiple frontages and be required to meet the front yard setback requirement on all street frontages.

E. *Open Space*. Open space shall be provided for each residential unit as follows:

1. Studio units—two hundred (200) square feet;
2. One bedroom units—three hundred (300) square feet;
3. Two (or more) bedroom units—four hundred (400) square feet;
4. Single-family detached/townhome units—six hundred fifty (650) square feet.

Open space shall be split into required yard space and recreational facilities throughout the common areas of the development as prescribed in this section. A minimum of fifty percent (50%) of the open space shall be dedicated to the required yard for each residential unit. The remaining space may be used to fulfill additional recreational facilities as prescribed in this section, and/or may be applied to the required yard areas to the satisfaction of the Director of Community Development. Land required for setbacks or occupied by buildings, streets, driveways or parking spaces may not be counted in satisfying this open space requirement; however, land occupied by any recreational structures may be counted as required open space.

F. *Storage Space*. If a fully enclosed garage is not provided, a minimum of two hundred fifty (250) cubic feet of lockable, enclosed storage per unit shall be provided in the garage or carport area; alternate locations may be approved by the Director.

G. *Recreation Facilities*. The following recreation facilities shall be provided at a minimum unless waived by the Director:

1. Landscaped park-like quiet area;
2. Children's play area;
3. Family picnic area; and

4. Swimming pool with cabana or patio cover.

H. Recreation vehicle parking areas shall be provided, fully screened from public view, or the development shall prohibit all parking of recreation vehicles.

I. *Trash Collection Areas.* The following requirements shall be met for all trash collection areas for multifamily residential development:

1. Trash areas shall be provided for each multifamily residential building. All trash areas not located inside a building shall be paved and located in the rear yard. Such area shall have minimum inside dimensions of eight (8) feet by five (5) feet, shall accommodate source separation of recyclable materials in accordance with State requirements, and shall be screened from view by a five (5) foot high masonry wall, solid gates, and a solid roof. One (1) trash area shall be provided for the first ten (10) residential units, and one (1) trash area for each additional ten (10) units, or major fraction thereof.

2. Multifamily residential developments that require individual waste collection for each unit shall provide space for all required waste bins to be screened from public view.

J. The conversion of any project to condominium ownership shall meet all requirements of this code to the maximum extent possible within the constraints of the existing development. In no case shall the requirements of the fire code, sign ordinance, outdoor storage/sales, or screening standards be waived. A specific Commission waiver shall be required where the multifamily residential requirements cannot be reasonably met.

K. *Metal Siding.* New multifamily dwellings and required parking structures shall not possess on the surface of the exposed exterior walls siding composed primarily of metal. (Ord. 13-8 § 4 (Exhs. A, D), 6/11/13)