



**CITY OF SANTA CLARITA
PLANNING COMMISSION
AGENDA REPORT**

PUBLIC HEARINGS

PLANNING MANAGER APPROVAL: _____

DATE: October 4, 2016

SUBJECT: Master Case No. 16-120; Tentative Parcel Map No. 74183

APPLICANT: Northpark Community Church

LOCATION: 28310 Kelly Johnson Parkway (Assessor's Parcel Number: 2866-047-034)

CASE PLANNER: Hai Nguyen

RECOMMENDED ACTION

Staff recommends that the Planning Commission:

Adopt Resolution P16-12, approving Master Case No. 16-120 and Tentative Parcel Map No. 74183, to allow for the subdivision of one existing lot into two lots and waive the requirement that a parcel map be filed for the project located on 28310 Kelly Johnson Parkway, subject to the attached Conditions of Approval.

REQUEST

The applicant, Northpark Community Church, is requesting approval of a Tentative Parcel Map (No. 74183) to subdivide one existing lot into two lots and waive the requirement that a parcel map be filed. The project site is approximately 11.39 acres. The lot split would result in two parcels: Parcel 1 at 4.60 acres and Parcel 2 at 6.79 acres. The project site is located on 28310 Kelly Johnson Parkway on the southeast corner of Kelly Johnson Parkway and Rye Canyon Loop (Assessor's Parcel No. 2866-047-034) in the Business Park (BP) zone.

BACKGROUND

Original Approval

On January 18, 2005, the Planning Commission approved Master Case No. 04-393 and Conditional Use Permit (CUP) 04-026 to Northpark Christian Church (Resolution No. P05-02).

The CUP was for the construction of a single building with a total floor area of 121,500 square feet used as a church with a private school facility in two phases.

A modification of the approved CUP was granted by staff on December 18, 2007. The modification consisted of the single building with a total floor area of 121,500 square feet to be replaced with three new buildings with the same total floor area. The maximum height of the proposed buildings was reduced from 65 feet to 50 feet in height. The church and private school uses would remain the same.

Construction to Date

In 2009, the church building was constructed with a total floor area of 48,559 square feet (of the approved floor area of 121,500 square feet) by Northpark Community Church. Trinity Classical Academy is a tenant of the church building and uses the facility as a private school. Trinity Classical Academy would build the balance of the previously approved buildings at a remaining floor area of approximately 72,941 on the site to be used as a private school. Two driveways serve the property and one new driveway will be built in conjunction with future development. Any future development or continuation of the construction related to the previously approved CUP shall be subject to review and approval in compliance with the UDC and the approved Rye Canyon Business Park Development Agreement.

On July 11, 2016, James Backer submitted an application on behalf of Northpark Community Church for a Tentative Parcel Map (TPM). The project application was deemed complete on August 11, 2016.

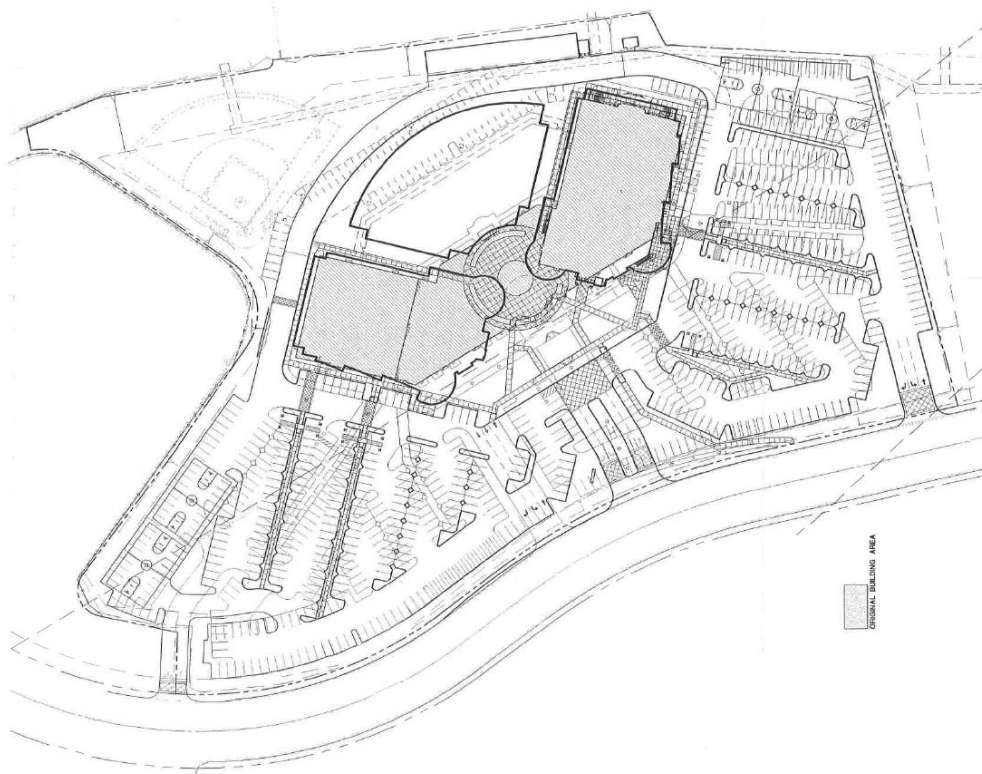
PROJECT DESCRIPTION AND SETTING

The applicant is requesting approval of a Tentative Parcel Map (No. 74183) to subdivide one existing lot into two lots and waive the requirement that a parcel map be filed. A parcel map waiver will be reviewed by the City and recorded with the County Recorder's office. The project site is approximately 11.39 acres. The subdivision would result in two parcels: Parcel 1 at 4.60 acres and Parcel 2 at 6.79 acres. The project site is located on 28310 Kelly Johnson Parkway on the southeast corner of Kelly Johnson Parkway and Rye Canyon Loop (Assessor's Parcel No. 2866-047-034) in the Business Park (BP) zone.

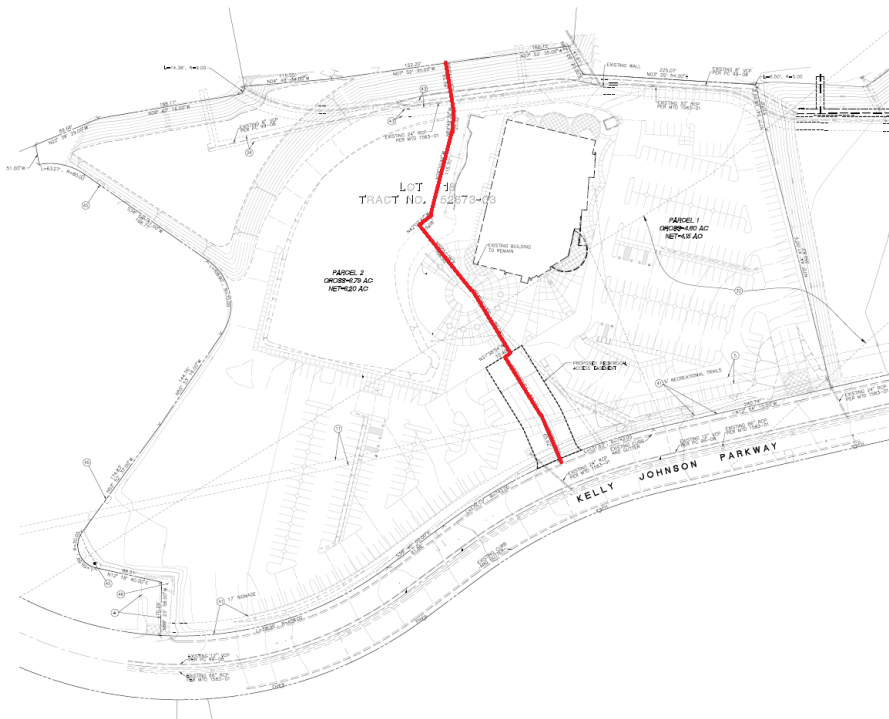
No development is proposed with this request. Any future development or continuation of the construction related to the previously approved CUP shall be subject to review and approval in compliance with the UDC and the approved Development Agreement.

The following two images of the subject property indicate the original approved site plan for Master Case No. 04-393 and proposed tentative parcel map for Master Case No. 16-120:

Original Approved Site Plan: Master Case No. 04-393:



Proposed Tentative Parcel Map for Master Case No. 16-120:



GENERAL PLAN, ZONING, LAND USES

The General Plan and zoning designation for the subject property is BP. The BP zone, as provided in UDC Section 17.34.040, “provides for mixed employment districts in areas accessible to transportation and visible from freeways and major arterials and is intended to promote the development of master-planned environments with a high quality of design and construction.” Community assembly (i.e. church) and private school uses are compatible with the existing and anticipated future public uses. On January 18, 2005, the Planning Commission approved a CUP to allow for church and private school uses on the subject property.

The subject property is at the southeast corner of Kelly Johnson Parkway and Rye Canyon Loop. The surrounding area is zoned BP. The surrounding land uses are related to Business Park uses such as industrial and professional offices, instructional schools, and medical services. The following table summarizes the General Plan designations, zoning, and land uses for the properties surrounding the subject property:

	<u>General Plan</u>	<u>Zoning</u>	<u>Land Use</u>
Project	Business Park (BP)	BP	Church/Private School
North	BP	BP	Industrial offices, laboratories, instructional schools.
South	BP	BP	Industrial offices, medical services
East	BP	BP	Industrial offices, instructional schools
West	BP	BP	Industrial offices

ANALYSIS

UDC and General Plan Compliance

The City’s Unified Development Code establishes procedures and requirements for the review and approval of tentative parcel maps for the division of all land within the City, in accordance with the Subdivision Map Act. Section 17.25.110 (E) requires that the design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The proposed tentative parcel map requires a covenant for easement, reciprocal access easement, and maintenance agreement to be recorded for all shared driveways and drive aisles within the project site. The reciprocal access easement prohibits access from being restricted between parcels. Therefore, the project subdivision will not conflict with easements for access through or use of the subject property within the proposed subdivision.

The Planning Commission previously approved Master Case No. 04-393 and CUP 04-026 to Northpark Christian Church which allowed for the construction of a total floor area of 121,500 square feet for a church with a private school facility. The City’s General Plan establishes a maximum Floor Area Ratio (FAR) of 2.0 for development within the BP designation. The

project is consistent with the General Plan and UDC for development standards including FAR, land use, parking, and setbacks. The project is also consistent with the approved Development Agreement. No construction is proposed with this application. Any future development or continuation of the construction related to the previously approved CUP shall be subject to review and approval in compliance with the UDC and the approved Development Agreement.

Parcel Map Waiver

The proposed subdivision is eligible for a waiver of the requirement that a final parcel map be filed in accordance with Section 16.37.010 of the UDC. Each of the two resultant parcels will be described in the parcel map waiver. The City Engineer has determined that neither of the resultant parcels requires the delineation of flood or geological hazard, or building restrictions. Each parcel described in the request for waiver will be in substantial accordance with the tentative map. The proposed subdivision complies with all applicable requirements as to area, improvement and design, flood and water drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Subdivision Map Act and the UDC. The parcel map waiver will be recorded with the County Recorder's office. All map related conditions will be satisfied prior to recording the parcel map waiver.

ENVIRONMENTAL STATUS

The project is exempt from the California Environmental Quality Act (CEQA) under Article 19 Categorical Exemptions, Section 15315 (Minor Land Divisions), Class 15. A Class 15 exemption consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning. The proposed project consists of the subdivision of one existing lot into two lots. The project would qualify for this exemption; therefore, a notice of exemption was prepared for the proposed project.

PUBLIC COMMENT

As required by the UDC, all property owners within a 1,000-foot radius of the subject property were notified of the public hearing by mail. A public notice was placed in The Signal on September 13, 2016. A sign was posted at the site on September 20, 2016, for this public hearing. On September 23, 2016, the Community Development Department received a letter of opposition. The letter describes concerns regarding the compatibility of a private school within the business park zone. A copy of this letter is attached to this report.

CONCLUSION

The proposed tentative parcel map in the BP land use designation and zone is consistent with the provisions outlined in the General Plan and the UDC. The requested waiver of the requirement that a final parcel map be filed is consistent with the provisions outlined in the UDC and Subdivision Map Act. Therefore, staff has drafted the necessary findings for approval of the Tentative Parcel Map and waiver of the final parcel map as set forth in Chapters 17.25 and 16.37 of the UDC.

ATTACHMENTS

Resolution P16-12

Conditions of Approval - Exhibit A

Aerial Zoning Map

Tentative Parcel Map No. 74183

Notice of Exemption

Public Notice

Comment Letter, September 20, 2016