



**CITY OF SANTA CLARITA
AGENDA REPORT**

NEW BUSINESS

CITY MANAGER APPROVAL:

Ken Stripling

DATE: June 28, 2016

SUBJECT: APPROVAL OF THE CONCEPTUAL MASTER PLAN FOR THE
PROPOSED CANYON COUNTRY COMMUNITY CENTER
PROPERTY

DEPARTMENT: Parks Recreation and Community Services

PRESENTER: Richard E. Gould

RECOMMENDED ACTION

City Council approve the Canyon Country Community Center Conceptual Master Plan.

BACKGROUND

In September 2014, City Council authorized the purchase of three parcels comprising of 6.5 acres located in Canyon Country, northeast of the intersection of Soledad Canyon Road and Sierra Highway. The intended use of this site is for a future Canyon Country Community Center. The site is bound to the east by Mint Canyon Channel, a facility currently operated by the County of Los Angeles Flood Control District, the south by a commercial development, the west by Sierra Highway, and to the north by a commercial center.

A community engagement process designed to gather ideas from area residents regarding the proposed Canyon Country Community Center Conceptual Master Plan began in May 2015. A preliminary master plan was developed based on input received in public meetings held in May and July 2015. The preliminary plan provided for the location of a proposed 20,000 square foot community center building with parking and passive recreational amenities. One outcome of the community engagement process was the realization that the 6.5 acre site presented significant challenges to the development of the community center due to its irregular shape. A Los Angeles County owned parcel located between the City property and the Mint Canyon Channel was identified as particularly important to a successful master plan and negotiations began with the appropriate Los Angeles County officials. These negotiations have been very positive and are ongoing.

During the fall/winter 2015, a task force consisting of various City staff members met to develop the Conceptual Master Plan and further discuss technical requirements. It was through this

process that the project began to add elements with an increased emphasis on improving access to the site by transit and non-vehicular means. In addition, traffic enhancement requirements for the site on both Sierra Highway and Soledad Canyon Road were reviewed.

In February 2016, department staff began meeting with adjacent private property owners to review the impacts of the proposed traffic and transit improvements on their respective properties. The meetings presented an opportunity for staff to share the City's desire to expand the project for the good of the larger community, to hear their concerns and determine their level of cooperation relative to potential acquisition of additional property necessary to make the community center truly viable.

The proposed Conceptual Master Plan includes the traffic enhancement requirements, has been shared with the adjacent property owners, and was presented to the community on April 28, 2016. The plan identified as the "Expanded Site Option" was well-received by the community as achieving all of the top issues from the prior workshops. These issues included site safety and traffic, the way the flood control channels bisect the site, and the unsightly views of the rear of businesses backing up to the site. There was a strong consensus that the more open feel of the "Expanded Site Option" and the improved vehicular, bicycle, and pedestrian access it would afford, was desirable if the necessary property acquisitions can be accomplished.

The Canyon Country Community Center Conceptual Master Plan was presented to the Parks, Recreation, and Community Services Commission on May 5, 2016. The Commissioners, all of whom participated in one or more of the outreach events, voiced their support of the project, with some Commissioners voicing support for the addition of a half-court basketball court somewhere on the site. Other Commissioner comments and concerns relative to an emphasis on safety and other design issues were taken by staff for consideration during the design phase of the project.

The Conceptual Master Plan presented to the City Council represents the ultimate vision for the future Canyon Country Community Center. Council adoption of this plan will allow staff to continue pursuing this vision by working with the adjacent property owners, and it will be the basis for the project description for the California Environmental Quality Act (CEQA) review and other documents as the project moves forward. A phased or modified development approach of the Canyon Country Community Center may be necessary depending on the acquisition outcomes.

ALTERNATIVE ACTION

Other action as determined by the City Council.

FISCAL IMPACT

There is no fiscal impact as a result of the recommended action.

ATTACHMENTS

Canyon Country Community Center Conceptual Master Plan