

Development Review Committee
City Parking Structure One Stop
February 18, 2016

- Applicant:** City of Santa Clarita
- Location:** The City Block is surrounded by Main Street, Lyons Avenue, Railroad Avenue, and 9th Street; Assessor Parcel Nos. 2831-007-900; 901; 902; 903; 904; 905; 906; 907; and 908.
- Proposal:** The project consists of a 55' tall, five-level parking structure, with approximately 400 spaces. The structure would provide subterranean access to the parking area for the mixed-use residential component of the City Block development. For information purposes, other components of the City Block include a two-story, 17,688 square-foot Laemmle Theatre with seven screens and 475-525 seats with 2,300 square feet of retail, and a Mixed Use element consisting of 46 units and 20,240 square feet of retail space. One building would be four stories tall, the other would be five stories tall. Those elements would be processed under separate entitlements.
- NOTE:** **These comments are based on a conceptual parking structure plan. Actual comments will be issued as part of the formal Development Review process once the project has been submitted to the City.**

Key Observations

- **Prior to formal submittal, ensure all Accessible parking and electric vehicle charging space requirements are met. See Comments #BS17 and #BS21.**
- **Upon formal submittal, provide more information on the bike station. The bike station may be able to satisfy the on-site bicycle parking requirement. See Comments #PL14 and #PL19.**
- **It is unclear if the project meets City standards for parking structures. See Comment #PL18.**
- **The concept plan did not include any stormwater infrastructure.**
- **A Tract Map is required. See Comment #EN2.**
- **There needs to be a clear plan on how to underground utilities adjacent to the site. The power pole on 9th Street provides connections to business on the other side of the street. See Comment #EN11.**

PLANNING DIVISION: Ben Jarvis; 661.255.4330

Entitlements:

PL1. The following entitlements are, or may be, required for the project:

Entitlement	Fee
<u>Adjustment/Variance:</u> An Adjustment or Variance shall be required if the project deviates from established development standards. This may include parking stall width, setbacks, ramp grades, etc.	\$1,107/ \$6,260
<u>Architectural Design Review:</u> An Architectural Design Review shall be required for the parking structure. Additional fees will be required to cover the hourly fee of the City's architectural design consultant.	\$1,060
<u>Development Review:</u> A Development Review Permit is required. This permit does not require a public hearing and can be processed administratively.	\$4,655
<u>Minor Use Permit:</u> a Minor Use Permit (MUP) shall be required if the amount of dirt exported from the site exceeds 10,000 cubic yards.	\$2,430
<u>Tentative Parcel Map:</u> The overall City Block project shall require a Tentative Parcel Map. Tentative Parcel Maps require a public hearing and Planning Commission approval. It is unclear if the map will be a part of the parking structure project or associated with another project component.	\$13,420

All fees listed above are current as of February 18, 2016. The applicant shall pay the fee in place at the time of formal submittal and/or when the application is deemed complete. Entitlement needs are based on the preliminary plans submitted. Upon formal submittal, additional entitlements may be required.

California Environmental Quality Act (CEQA) Compliance

PL2. Based on the direction of the City Attorney, this project is consistent with the certified Old Town Newhall Environmental Impact Report. Therefore, no additional CEQA documentation is required.

Compliance with the Old Town Newhall Specific Plan

PL3. The structure is part of a full block development in the Urban Center (UC) zone. As such, the maximum height shall be 55', permitted by right, not including architectural features. On Page A2.5 of the submitted plan sheets, the east elevation shows the elevator tower at 57' tall, which is more than 55'. A Conditional Use Permit would be required for this additional height unless staff can make the finding that the tower is an architectural feature. Prior to formal submittal, the architect should lower the top of the elevator tower to 55' or clearly demonstrate how the additional height is part of an architectural feature.

- PL4. While a parking facility is permitted by right in the UC zone, the ONSP provides no development standards for such structures. As part of the formal development submittal, the architect shall provide a written explanation demonstrating how the parking structure's architecture is consistent with the ONSP and which elements compliment adjacent projects such as the Old Town Newhall Library and the Newhall Metrolink station.
- PL5. As part of the formal submittal, the applicant shall submit a completed Old Town Newhall Development Questionnaire (attached).

Site Plan Comments

- PL6. Upon formal submittal, the architect shall provide a comprehensive project description that includes height, setbacks, the number of floors, total spaces by category (standard, accessible, electric vehicles, etc.), along with any other information that will assist staff in processing the application.
- PL7. Upon formal submittal, the architect shall provide cross-sections for all for sides of the project, showing building and street profiles for the project.
- PL8. The site plan shall be revised to dimension setbacks from the property line. Currently, the structure appears to be set back from the property line on Railroad Avenue. Is this to accommodate a turn lane?
- PL9. As part of the formal submittal process, the architect shall submit an exhibit that demonstrates the parking structure complies with the required grades and design standards for parking structures as stated in UDC Section 17.51.060.F. Staff is particularly concerned with the 8'2" minimum clearance, the additional one-foot of clearance for parking spaces adjacent to walls and columns, ramp grades, transitions, entrance and exit queuing, etc.
- PL10. Upon formal submittal, the site plan shall show all required ground-mounted equipment (water valves, transformers, ventilation elements, etc.). As shown, the concept site plan does not provide for such appurtenances. Development standards for accessory structures (including equipment) can be found in UDC Section 17.53.030 (Accessory Structures).
- PL11. The building setbacks for this project shall be as follows:
- | | |
|----------------------|--------------|
| Front setback: | 0-5' minimum |
| Side street setback: | 0-5' minimum |
| Rear setback: | Not required |

As shown, the building appears to meet these requirements. For the purposes of the ONSP, the parking structure shall be considered a building and shall be subject to building setbacks, not parking setbacks.

- PL12. Trash enclosures were not shown on the site plan. Upon formal submittal, the site plan shall show all required trash enclosures. The enclosures shall be situated so they are easily accessible for both the people who will use them as well as trash trucks. If the structure will not have its own trash enclosures, then a written explanation shall be included that demonstrates how trash service for the structure will be provided.
- PL13. Upon formal submittal, the plans shall show all proposed street and sidewalk improvements along 9th Street, and Railroad Avenue. At a minimum, this shall include street trees, decorative streetlights, and any utility relocation or undergrounding. Are there opportunities for additional bicycle racks in the public right-of-way?
- PL14. Upon formal submittal, clearly demonstrate how the bicycle storage area will be used and configured.

Architecture & Building Design

- PL15. The project will be routed to the City's architectural design consultant for review. In an effort to assist that process, the formal submittal package should include a detailed description of the structure's architectural style and a detailed explanation of how the structure complies with the architectural requirements of the ONSP. A colors and materials board shall be required as part of the formal submittal.
- PL16. All roof-mounted vents and equipment shall be screened from public view and not visible from public right-of-ways. All lights shall be focused downward to prevent glare and spillover onto adjoining properties and streets. Staff is concerned about lighting on the top deck of the parking structure, where light poles would exceed the 55' height limit. What options are available for lower-profile lights that would not exceed the 55' threshold?
- PL17. The site plan does not show any stormwater mitigation facilities or infrastructure. Upon formal submittal, the site shall be revised to incorporate the facilities or design features required to satisfy the stormwater requirement.

Parking/Circulation

- PL18. Parking Structure Standards: Following-up to Comment #PL9, upon formal submittal, the architect shall demonstrate how the project complies with City standards for parking structures (UDC Section 17.51.060.F).
- PL19. Bicycle Parking Requirement: based on a total number of 410 public parking spaces, the project would require 16 bicycle parking spaces. This was calculated using the Retail/Commercial ratio 1:25 as found in UDC Section 17.51.060.I.1. Additional bicycle parking spaces are encouraged.
- PL20. Fuel Efficient Vehicle Parking Requirement: As required in UDC Section 17.51.060.K, and based on the required parking of 366 parking spaces for

commercial uses, the project shall include 33 spaces (at least 8%) for *Fuel Efficient, Low-Emitting, and Carpool/Van Pool Vehicles*.

- PL21. The site plan shall be revised to dimension all drive aisles, spaces, and queuing distances at structure entrances.
- PL22. The maximum slope of the parking ramp shall not exceed 15% (UDC Sections 17.51.060.E.4 and 17.51.060.F.1.e). Other parking ramp/structure requirements can be found in UDC Section 17.51.060.F. Clearance in the parking garage shall be at least 8'-2".
- PL23. Staff would like clarification on the following:
- a. How will drivers be notified if additional parking is or is not available on upper levels?
 - b. How will guest spaces be managed in conjunction with the commercial spaces?
 - c. How will skateboarders or children be discouraged from playing on the parking ramps?
 - d. How will traffic be directed to the entrance of the residential parking structure?
 - e. How will traffic be managed when crush loads hit after a movie lets out?

General Comments:

- PL24. Thought should be given as to how loading activities will be handled for both the commercial and residential component of the mixed-use project. A loading zone on 9th Street may be required.
- PL25. The project is directly across the street from the Metrolink right-of-way. The architect should reach out to both the Southern California Regional Rail Authority (Metrolink) and also the Los Angeles County Metropolitan Transportation Authority (Metro), to see what, if any, conditions they have for the project.
- PL26. All signage shall be approved by a separate permit and shall not be approved as part of the Development Review process.

LANDSCAPE COMMENTS:

- LR1. A Landscape Plan will not be required for the parking structure; however, the project will require full street improvements and landscaping in the public right-of-way. The applicant shall consult with the Landscape Maintenance Division and shall install all required landscaping and street furniture.

ENGINEERING DIVISION: Trolis Niebla; 661.255.4947

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:

General

1. Minimum size of 24” x 36”.
2. Drawn to scale of no less than 1” = 40’ (must be engineer’s scale).
3. Title block in bold letters located in the lower right corner.
4. Name and address of the legal owners and persons preparing the plan.
5. Project name and description.
6. Address and assessor parcel numbers (APN) of the project site.
7. Date of preparation.
8. Date of revisions (if applicable).
9. North arrow (oriented toward top of each sheet).
10. Vicinity map outlining the subject property and showing major surrounding streets within a square mile.
11. Tract/Parcel Map number and Lot/Parcel number.
12. Existing and proposed lots/parcels – dimensioned boundary lines and area of each lot/parcel.*
 - *a. All lots/parcels must be shown in entirety.
 - *b. If no new lots/parcels are proposed, existing lines and lot numbers shall be shown with a heavier line weight.
 - *c. If new lots/parcels are proposed, existing lines and lot numbers shall be shown with a lighter, or faded, line weight; proposed lines and lot numbers shall be shown with a heavier line weight.
 - *d. Include the line types in the legend.
 - *e. Proposed lot/parcel lines shall be located at top of slope.
13. Adjacent property information: use and map or deed recording information.

14. Type, location, widths and dimensions of existing and proposed easements within and abutting the project site.
15. Proposed buildings and structures and the dimensions, square footage, number of stories, and pad elevations of each.
16. Distance from existing and proposed buildings to property lines.
17. All existing utility structures (i.e. electric, water, sewer, telephone, etc.).
18. Retaining walls. Indicate heights of retaining walls at various points, including tallest point, and provide a cross section (Walls maybe needed to match future grade of Railroad Avenue).
19. Names, locations, widths, and improvements of adjoining highways and streets.

Tentative Tract/Parcel Maps

1. The title shall read as follows:
Tentative Tract/Parcel Map No. _____
For Condominium Purposes (if applicable)
Number of Lots/Parcels
Number of Airspace Units
2. Proposed boundary with dimensions (bearings and distances).
3. Number proposed Lots/Parcels—letters are not allowed.

Grading

1. Building pad elevations.
2. Finished floor elevations.
3. 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.
4. Show contours for surrounding properties to demonstrate drainage patterns.
5. Site drainage detail with grade and drainage pattern arrows.
6. Dirt quantity for proposed grading.
7. Existing and proposed retaining walls (wall height, top of wall, finish surface elevations).
8. All existing and proposed grades (both on-site and on adjacent property as it affects proposed grading).
9. Grades and slopes for all accessible paths of travel (as required by the Uniform Building Code).

10. Surrounding street grades and pad elevations of proposed buildings and existing/approved buildings on adjacent properties.
11. All existing utility structures (i.e. electric, water, sewer, telephone, etc.).
12. Location and elevations of retaining walls.

Drainage

1. Type, size, and location of existing and proposed public/private storm drain systems within and abutting the project site.
2. Type, location, widths, and dimensions of existing and proposed public storm drain easements within and abutting the project site.
3. Method of drainage with grades and drainage pattern arrows.

SUSMP

1. 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 the first flush of stormwater (treatment train).

Streets

1. 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. Label the right-of-ways North/South/East/West.
2. 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.
3. Proposed and existing medians on all streets.
4. Existing street improvement in public right-of-ways.
5. Driveway approaches shall not be more than 40% of the lot frontage.
6. Label proposed drive approaches as "APWA 110-1 type C."
7. Widths and centerline stations of existing and proposed drive approaches within and abutting the project site.
8. All existing and proposed curb ramps.
9. List all streets with the appropriate typical street section.

Sanitary Sewer

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

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

Underground Parking Structures

1. An 8'-2" clearance is required at the lowest point (usually the opening to the parking garage). This clearance is required for 19' beyond the opening (at the same slope as the interior of the parking structure) before the driveway may begin its ascent. The remainder of the ascent shall have maximum 10% algebraic grade difference with grade breaks at minimum 10' intervals or the equivalent vertical curve. Water shall be intercepted by a trench drain at the base of the driveway, and the plan shall show how this water will drain from the site. See attached sketch.

General Requirements

- EN2. Prior to Plan approval, the applicant shall submit a Parcel Map for Condominium Purposes. A map number may be obtained from the Los Angeles County Department of Public Works, Land Development Division, on-line at <http://ladpw.org\ladd\dmr\forms>.
- EN3. Prior to Plan approval, the applicant must inform the City if he intends to file multiple Parcel Maps. The City Engineer and the Director of Community Development shall approve the phase boundaries and recording sequence.
- EN4. Prior to Parcel Map approval, the applicant shall establish a Property/Home Owners' Association (POA/HOA), or similar entity, to ensure the continued maintenance of all shared/common lots and drainage devices not transferable to the County Flood Control District.
- EN5. Prior to Parcel Map approval, the applicant shall obtain approval from the City Engineer and the City Attorney for Covenants, Conditions, and Restrictions (CC&Rs) for this development. The applicant shall reimburse the City for the City Attorney's review and approval fee. The CC&Rs shall include a disclosure to comply with the Geologist's recommendations in the Geology Report concerning restrictions on watering, irrigation, and recommend plant types.

Grading, Drainage & Geology Requirements

- EN6. 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.
- EN7. If the Plan shows any import/export of dirt to/from the project the following may apply:

- A. Prior to issuance of a grading permit for this project, the applicant shall submit a copy of the grading permit for the export-receiving site and an exhibit of the proposed haul route. The applicant is responsible to obtain approval from all applicable agencies for the dirt hauling operation.
 - B. The applicant shall comply with the following requirements for the dirt hauling operation:
 - 1. Obtain an encroachment permit for the work.
 - 2. The hours of operation shall be between 8:30 am to 3:30 pm.
 - 3. Provide non-stop street sweeping service on all City streets along the haul route during all hours of work to the satisfaction of the City Engineer.
 - C. Provide traffic control and flagging personnel along the haul route to the satisfaction of the City Engineer. Prior to building final, the applicant shall repair any pavement damaged by the dirt hauling operation to the satisfaction of the City Engineer. The limits of the road repairs shall be consistent with the approved haul route.
- EN8. This project is a development planning priority project under the City's NPDES Municipal Stormwater Permit as a development with a parking lot 5,000 square feet or more or with 25 or more parking spaces. Prior to issuance of grading 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 County of Los Angeles Low Impact Development Manual for details.
- EN9. 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

- EN10. 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.

- EN11. Prior to building final, all new and existing power lines and overhead cables less than 34 KV within or fronting the project site (including alleys) shall be installed underground.
- EN12. Prior to Tract Map approval, 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.
- EN13. Prior to street plan approval, the applicant shall show on the street plan drive approaches using a modified commercial driveway design (APWA 110-1, Type C or equivalent) that will provide a street/drive approach transition with a maximum algebraic grade difference of 7%. Construction details shall be shown on the street plan providing a transition no greater than this maximum.
- EN14. 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.
- EN15. Prior to building final, the applicant shall construct the following street improvements along the frontage of the project site, as directed by the City Engineer:

Street Name	Curb & Gutter	Base & Paving	Street Lights	Street Trees	Sidewalk (5' minimum)	Landscape Median
Railroad Avenue	X	X	X	X	X	X

Sewer Improvement Requirements

- EN16. 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.
- EN17. Prior to issuance of building permits, the proposed building(s) shall be connected to the existing sewer main in either Railroad Avenue, 9th Street, or Main Street (8" sewer per CI2520-M). 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.

TRAFFIC DIVISION: Ian Pari; 661.284.1402

- TR1. Site plan shall indicate correct curb locations, including addition of southbound right-turn pocket from Railroad Avenue onto 9th Avenue.

TR2. Provide sidewalk width (or width between curb and building, if different) along Railroad Avenue and 9th Avenue frontages.

LA COUNTY FIRE DEPARTMENT: Nina Johnson; 661.286.8821

- FD1. Prior to formal submittal, revise the site plan to indicate street names.
- FD2. Fire Department access shall be a minimum of 28 feet in width to within 150 feet of all portions of the proposed building.
- FD3. When any portion of the proposed building exceeds 30 feet in height, the access roadway/fire lane shall be located a minimum of 15 feet, but no further than 30 feet, from one entire side of the building.
- FD4. Prior to formal submittal, revise the site plan to indicate any existing public fire hydrants within 300 feet of all property lines. Additional hydrants may be required once this information has been provided.
- FD5. The proposed building will be required to be fire sprinklered.
- FD6. A standpipe system shall be required for the proposed building.
- FD7. These conditions are preliminary and are subject to change. A complete set of architectural drawings shall be submitted and approved prior to the issuance of a building permit.

BUILDING AND SAFETY DIVISION: Alan Wakefield; 661.255.4383

General Comments Regarding Plans and Permits

- BS1. Detailed construction plans shall be submitted to the Building and Safety Division for plan review and building permit issuance. Supporting documentation; such as structural calculations, energy calculations, 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 plans and building permit application are submitted. The current California codes are: 2013 California Building, Mechanical, Plumbing, and Electrical Codes, the 2013 California Green Building Standards Code and the 2013 California Energy Code.
- BS3. Plans submitted to Building and Safety for plan review shall be 100% complete. Incomplete plans will not be accepted for plan review and will delay the project. Submitted plans shall show all work being performed including Architectural, Structural, Mechanical, Electrical and Plumbing. All building permits are Combo Permits—separate Mechanical, Electrical & Plumbing permits are not issued.

- BS4. Plans shall be prepared by a qualified licensed Design Professional (architect or engineer).
- BS5. 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:
<http://www.santa-clarita.com/city-hall/departments/public-works/building-safety/2013-state-building-codes-and-local-amendments>.
- BS6. 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, occupancy separations (or non-separated uses), and other related data.
- BS7. Indicate on the cover sheet of the plans that this project *IS NOT LOCATED* in a Flood Hazard Zone and *IS NOT LOCATED* in the Fire Hazard Zone.
- BS8. Plans may be submitted electronically using our ePLANS system. For more information about ePLANS, please visit:
<http://www.santa-clarita.com/city-hall/departments/public-works/building-safety/eplans>.
- BS9. The submitted site plan shall show all lot lines, any easements, restricted use areas, etc. Any construction proposed in an easement shall obtain the easement holders written permission.
- BS10. Prior to submitting plans to Building and Safety for plan review, please contact Deanna Hamrick or Racheal Allen, at (661) 255-4935, for project addressing.
- BS11. A complete soils and geology investigation report will be required for this project. The report shall be formally submitted to the Development Services Division (Engineering) for review and approval. The recommendations of the report shall be followed and incorporated into the plans for the project. A copy of the report shall be submitted to Building & Safety at time of plan submittal.
- BS12. When the soils/geology report recommends grading and/or recompaction, the following shall be completed prior to issuance of building permits:
- A) Obtain a grading permit from Development Services Division (Engineering) and perform rough grading and/or recompaction.
 - B) A final compaction report and a Pad Certification shall be submitted to and approved by the Development Services Division.
- BS13. Prior to issuance of building permits, clearances from the following agencies will be required:

1. Santa Clarita Planning Division;
2. Santa Clarita Environmental Services (Construction & Demolition Plan deposit);
3. Los Angeles County Fire Prevention Bureau;
4. Los Angeles County Environmental Programs (Industrial Waste);
5. Los County Sanitation District;
6. Castaic Lake Water Agency; and
7. William S. Hart School District and appropriate elementary school district.

An agency referral list with contact information is available at the Building and Safety public counter. Please contact the agencies above to determine if there are any plan review requirements or fees to be paid. Clearances from additional agencies may be required and will be determined during the plan review process

BS14. A Certificate of Occupancy will be issued for the new building upon completion and final inspection approval of the project.

Accessibility:

BS15. The plans shall show full compliance with current disabled access requirements of Chapter 11B of the California Building Code.

BS16. An accessible path-of-travel shall be provided between all building entrances, the accessible parking spaces and the public way. Where more than one path is provided, all paths shall be accessible.

BS17. The project description indicates 410 parking spaces are provided. This requires 9 accessible spaces; however, only 8 accessible spaces are shown. A path of travel shall be provided from each accessible parking space to the public way (and other buildings) without passing behind any other parked cars.

BS18. All disabled access requirements including site accessibility information and details shall be part of the architectural plans (not the civil plans) and will be reviewed by building and safety. Civil plans are generally used for grading purposes and are not reviewed for accessibility or approved by Building and Safety.

Additional Information:

BS19. Any projections from the exterior walls of the building into the public way (above or below grade) such as canopies, awnings, exterior walls, signage, door swings, etc. will not be allowed unless they comply with CBC chapter 32: Encroachments into the Public Way. These encroachments are also subject to approval of the Planning Division and Development Services Division.

- BS20. The proposed interior parcel lines will be treated as true property lines and shall comply with exterior wall and opening fire-rated construction per CBC section 705. Any openings (including the vehicle entrance below grade into the adjacent parcel) will require a recorded document and easement.
- BS21. Electric Vehicle Charging Stations (EVCS) parking spaces shall be installed per the CalGreen Code sec. 5.106.5.3. The number of EVCS stations shall follow Table 5.106.5.3. EVCS spaces shall be designed to comply with accessibility requirements of the 2016 CBC.
- BS22. It is recommended to have preliminary meetings with the Building & Safety plan review staff prior to formal plan review submittal. The purpose would be to clarify and answer any questions regarding the applicable code issues for the project.
- BS23. These general comments are based on a review of the submitted plans. 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 DIVISION: Curtis Williams; 661.255.4308

- ES1. New construction projects valued greater than \$500,000 must comply with the City's Construction and Demolition Materials (C&D) Recycling Ordinance.
- ES2. The parking structure shall provide space for one trash and one recycling bin on site. If the waste requirements will be handled by the other components of the City Block site, that needs to be spelled out.
- ES3. If the waste service is to take place on site of the parking structure, sufficient space will be required to have a front loading truck service the bins.
- ES4. Waste receptacles shall be required near the stairways and elevator landing on each floor.

PARKS AND RECREATION DIVISION: Jeff Morrison; 661.286.4041

- PR1. Parks and Recreation has no comment on the parking structure.

SPECIAL DISTRICTS DIVISION: Dennis Luppens; 661.286.4005

- SD1. The parcels are located within Landscape Maintenance District (LMD) Zone 2008-1, which was established to fund the construction and maintenance of landscaped medians on major thoroughfares throughout the City of Santa Clarita.
- SD2. The parcels are located within Landscape Maintenance District (LMD) Zone 28, which was established to fund the maintenance of landscaped streetscapes and parkways within the Newhall area.

- SD3. No on-site private property landscaping shall be maintained by the Landscape Maintenance District (LMD).
- SD4. Prior to building permit submittal, the applicant will meet with Special Districts to discuss beautification of the streetscape along its frontage. Staff may direct the applicant/developer to incorporate frontage landscape and hardscape.
- SD5. The nine City block parcels were originally annexed by the County of Los Angeles into the Lighting District with a maximum assessment of 12.38 per EBU (equivalent benefit unit) without a cost of living escalator.
- SD6. The applicant shall annex all parking structure parcels into the City's Streetlight Maintenance District (SMD) to fund the operations and maintenance of street lights and traffic signals.
- A) Equivalent benefit units are based on land use (table attached). Vacant/unimproved parcels are not assessed.
- B) Following the completed annexation, the annual SMD assessment on the property tax bills will increase from 12.38 per benefit unit to the current benefit unit rate. The current benefit unit rate for fiscal year 15/16 is \$75.80.
- C) A minimum of 120 days is required to process the annexation, which must be completed prior to building permit issuance.

TRANSIT DIVISION: Corie Zamora; 661.295.6306

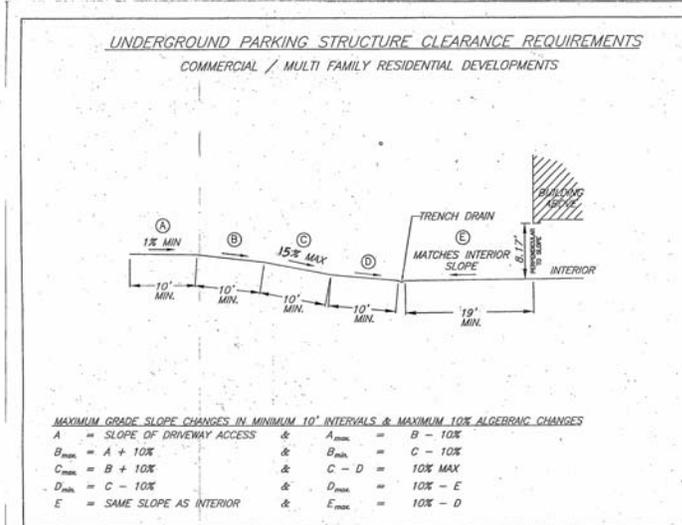
- TD1. The Transit Division has no comments on the City parking structure. A bus stop will be required on Lyons Avenue as part of the other project components, and the Transit Impact Fee will apply to the residential units.

STREET TREES: Susan Nelson; 661.294.2569

- UF1. Urban Forestry comments are contingent on possible improvements that would allow for the creation of tree wells on the parkway. Tree wells shall be designed in a manner that is visually consistent for the area.
- UF2. Dependent on Comment #UF1, all trees shall be planted according to the City of Santa Clarita Tree Planting and Staking Detail Sheet and/or the American Public Works Association (APWA) Standard Plans for Public Works Construction (Section 5, 520-3).
- UF3. Tree installation species shall be consistent with established street tree species for the area.
- UF4. The applicant shall be required to install and maintain irrigation to all trees planted within the public right of way. Irrigation to trees shall be bubbler type irrigation only.

EBU CALCULATIONS APPLIED TO NON-RESIDENTIAL PARCELS

NON-RESIDENTIAL CLASSIFICATIONS			People Use	Security	Intensity	Total EBUs
GRP-A	Group A	Irrigated Farms, Dry Farms, Cemeteries, Dump Sites	1 EBU minimum charge per parcel			1.00 per parcel
GRP-B	Group B	Animal Kennels, Nurseries and greenhouses, Industrial parking lots, Churches, Private Schools, Petroleum and Gas, Utility	1.00	+	0.50	+ 0.50 = 2.00 per parcel
GRP-C	Group C	Commercial Parking Lots	1.00	+	0.50	+ 1.00 = 2.50 per parcel
GRP-D	Group D	Office & Professional building, Bank, Savings & Loan, Service Shop, Lumber Yard, Golf Course, Race track/stable, Camp, Home for the Aged	1.00	+	1.00	+ 1.00 = 3.00 per parcel
GRP-E	Group E	Store, Store w/ office or residence, Service Station, Club & Lodge Hall	2.00	+	1.00	+ 1.00 = 4.00 per parcel
GRP-F	Group F	Rooming House (same as 6 unit apartment)	1.00	+	3.00	+ 0.25 = 4.25 per parcel
GRP-G	Group G	Restaurant, Theater	3.00	+	1.00	+ 1.00 = 5.00 per parcel
GRP-H	Group H	Light Manufacturing, Food Processing Plant, Warehousing	2.00	+	2.00	+ 1.00 = 5.00 per parcel
GRP-I	Group I	Auto, Recreational Equipment Sales & Service	2.00	+	2.00	+ 2.00 = 6.00 per parcel
GRP-J	Group J	Market, Bowling Alley, Skating Rink, Department Store, Hotel/Motel, Mobile Home Park	4.00	+	2.00	+ 2.00 = 8.00 per parcel
Group K All parcels in Group K are assessed a minimum of 3 EBU's						
GRP-K1	Group K-1		3.00	+	1.00	+ 1.25 = 5.25
		Open Storage				0.014973 per 100 SqFt of lot
		Mineral Processing				0.005615 per 100 SqFt of lot
GRP-K2	Group K-2		4.00	+	1.00	+ 1.25 = 6.25
		Private College/University				0.001736 per 100 SqFt of lot
		Wholesale and manufacturing outlets				0.059858 per 100 SqFt of lot
		Athletic and Amusement Facilities				0.027431 per 100 SqFt of lot
		Heavy Manufacturing				0.006382 per 100 SqFt of lot
		Hospitals				0.012886 per 100 SqFt of lot
GRP-K3	Group K-3		4.00	+	1.00	+ 1.50 = 6.50
		Motion Picture, Radio, T.V.				0.010938 per 100 SqFt of lot
		Neighborhood Shopping Center				0.014449 per 100 SqFt of lot
		Regional Shopping Center				0.021812 per 100 SqFt of lot
	Vacant		0.00	+	0.00	+ 0.00 = 0.00 per parcel



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