



# SAND CANYON RESORT & SPA



## HISTORY OF SAND CANYON RESORT & SPA PROJECT

- 2015
  - Took over failing Robinson Ranch Golf Course in April
- 2016
  - Sand Canyon Fire erupted in July
  - Went through extensive \$7 million renovation

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- 2017
  - Renamed to Sand Canyon Country Club and opened to the public in March
  - Kicked-off resort project in April

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- 2018
  - Submitted VTTM in February
  - Scope meeting on October 30th

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- 2020
  - 1st Public Hearing in November

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- 2021
  - 4th Public Hearing in May







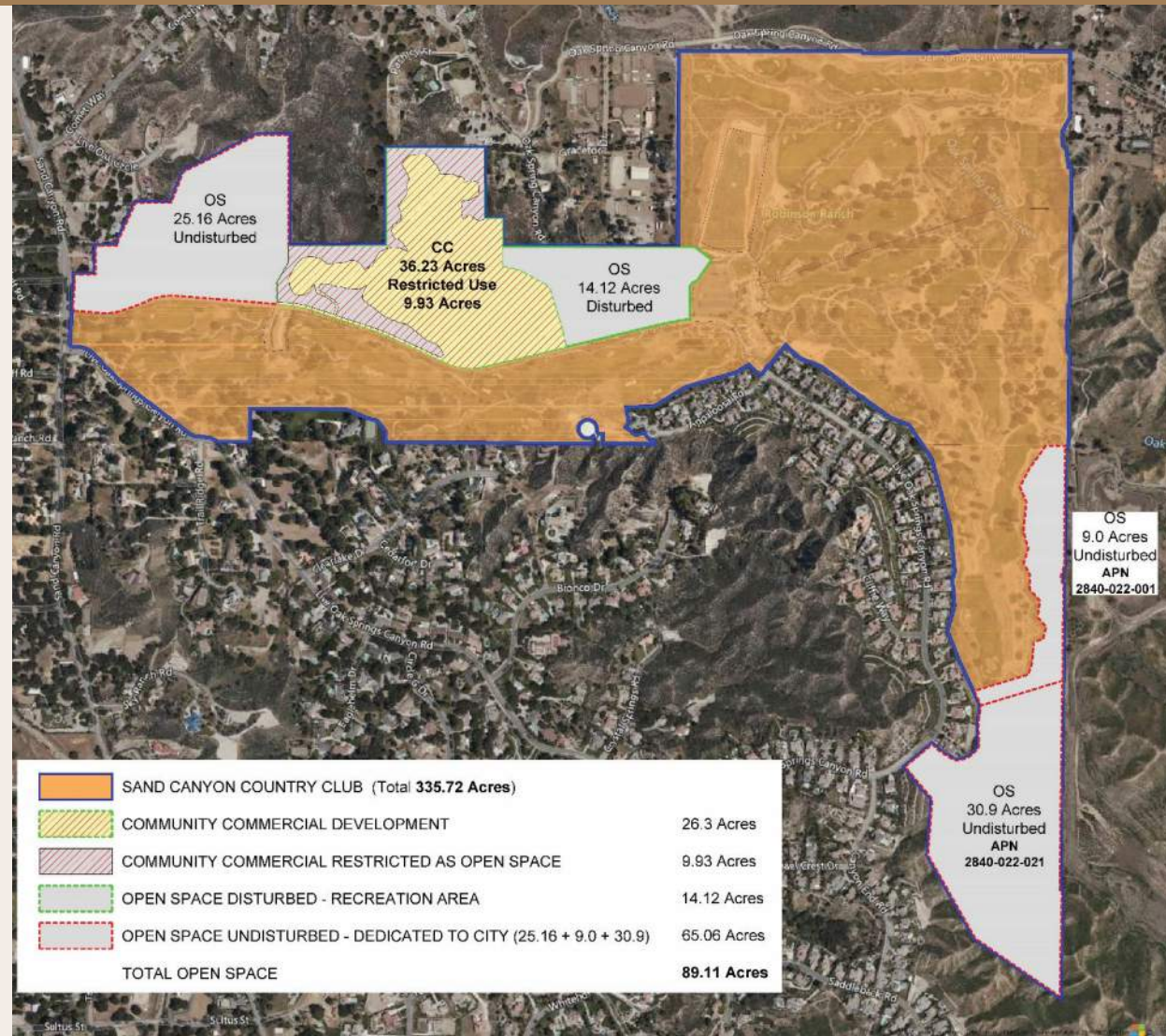
## PROJECT OBJECTIVES

- Develop a five-star family-oriented destination resort
- Build a beautiful resort that is architecturally compatible with the surrounding landscape
- Enhance dining, spa, sports and recreational opportunities for Santa Clarita residents
- One of the first 100% eco-friendly features (100% Solar Powered, Pre-fab steel, Greywater System)
- Provide fire-resistant facilities to serve as a possible evacuation shelter



## OPEN SPACE

- 335.7 acres of total open space
- Zone change for 36.23 acres open space to open space to community commercial (CC)
- Dedicate 65 acres of open space to the City





OPEN SPACE

SPA GARDEN INN

SPA BUILDING

ROBINSON RANCH ROAD

DETENTION BASIN

VILLAS

WEDDING GARDEN

FAMILY POOL

FUNCTION BUILDING

PLAYGROUND

MAIN HOTEL

RECREATION AREA  
(OPEN TO THE PUBLIC)

PITCH & PUTT

TENNIS & PICKLEBALL

DOG PARK

— — — — — 25.16 ACRES OPEN SPACE



- A** MAIN HOTEL
- B** FUNCTION BUILDING
- C** SPA BUILDING
- D** SPA GARDEN INN
- E** SINGLE FAMILY VILLAS
- F** VIEW VILLAS
- G** RECREATION AREA

- H** COURTYARD
- I** SWIMMING POOL
- J** FAMILY POOL
- K** DOG PARK
- L** HIKING DGTRAIL
- M** PLAYGROUND

- N** WEDDING VENUE
- O** ORGANIC GARDEN

- P** SOLAR PANELS
- Q** TESLA MEGAPACK

- R** PARKING & EV PARKING





## COMPETITIVE ADVANTAGE

- 35 miles north of LA Downtown
- No competing 5-star resort in Los Angeles Country
- 3 minutes away from Vista Canyon train station
- 27-hole golf course surrounded by San Gabriel mountains
- 360 degree stunning views with abundant oak trees and wildflowers



## PROJECT DESCRIPTION

BUILDING	LEVEL	AREA (SF)	NO. OF KEYS	AMENITIES
MAIN HOTEL	3 STORY	177,000	250	Lobby, Cafe, Sundry Shop, Business Lounge
FUNCTION BUILDING	1 STORY	61,300 (BOH 6,200)		Grand Ballroom, Junior Ballroom, 3 Meeting Rooms, Family Buffet Restaurant, Italian Restaurant, Pub, Boutique Shop, Kids Arcade (nursing, academy)
SPA BUILDING	2 STORY	24,500		Swimming Pool, Spa, 13 Treatment Rooms, Gym, Yoga, Hair Salon, Beauty Shop, Cafe & Pool Bar
SPA GARDEN INN	3 STORY	60,000	81	Junior Suites
VIEW VILLAS	2 STORY	72,720	48	12 Villas
SINGLE FAMILY VILLAS	1 STORY	10,400	4	4 Buildings
RECREATION AREA		10 ACRE		Family Pool, Tennis & 2 Pickle Ball Courts, Kids Play Ground, Dog Park, Miniature 9-hole Golf
<b>TOTAL</b>		<b>405,920</b>	<b>383</b>	





HOTEL ENTRANCE

MAIN LOBBY

LOBBY LOUNGE

PUBLIC RESTROOM



GUEST ROOM

GUEST BATHROOM

BOUTIQUE SHOP

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BALLROOM PREFUNCTION

GRAND BALLROOM

JUNIOR BALLROOM

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FAMILY BUFFET RESTAURANT

FAMILY RESTAURANT PATIO

POOL BAR

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GYM

YOGA ROOM

SPA TERRACE

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SPA & SAUNA  
SPA RETAIL SHOP  
SPA TREATMENT ROOM

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SPA & SAUNA



SPA RETAIL SHOP



SPA TREATMENT ROOM

# LIST OF FEATURES, MATERIALS, TECHNIQUES, ELEMENTS AND PRINCIPLES EMPLOYED IN DESIGN OF SAND CANYON RESORT TO COMPLY WITH CITY OF SANTA CLARITA GUIDELINES

## Design Principles and Recommendations per Santa Clarita standards

1. Appropriate primary wall surfaces (per Santa Clarita standards) used in design of Sand Canyon Resort

- Native stone veneer
- Cement plaster stucco
- Smooth and hand-troweled stucco
- Tile
- Cement/fiber siding (6-inch, 8-inch, or 12-inch horizontal siding)

2. Appropriate wall articulation and accents the used in design of Sand Canyon Resort:

- Accent tile
- Stone corbels, lintels, and sills
- Exposed rafter tails
- Recessed niches
- Arches
- Colonnades
- Deep overhangs
- Wrought iron
- Accent metal trellises/shading devices
- Casement or fixed windows (multi-lite)
- Doors with accent metal trim

**Note: ALL wood elements due to high fire hazard zone are replaced by steel/metal elements in shape and paint color echoing wood products.**

3. Appropriate roofing materials used in design of Sand Canyon Resort include, but are not limited to used in design:

- Clay tiles
- "Cool roof" built-up roofing, (flat roof surfaces behind sloped roofs used as HVAC / Mechanical wells)
- Photovoltaic roofing and emulation traditional clay tile roofing

## General Design Principles

The following are general design principles that apply to all new development throughout the City to ensure that projects possess quality design attributes.

### Desirable Elements of Project Design

Desirable qualities and design elements include:

- Richness of material surface and texture.
- Muted earth tone colors (such as off-whites, ochers, siennas, umbers, beiges, tans, browns, or other similar subdued colors) for primary building surfaces, with more intense colors limited to accents.
- Significant wall articulation (insets, canopies, wing walls, trellis features, arcades, colonnades).
- Full-sloped roofs, multi-planed roofs (combination of pitched and flat roofs).
- Roof overhangs, articulated eaves, parapets.
- Window configurations compatible with the design of the building.
- A reticulated building mass and form.
- *Landscape elements, which includes plantings and hardscape, that complement the style of architecture, enhance building and site design, and are integrated into the surrounding context.*

**In addition to the elements previously listed, commercial projects should possess the following:**

- Comprehensive sign program integrated with building, site, and landscape design.
- Visually distinctive, inviting, and identifiable entrances to the sites and buildings.
- Clear vehicular access and circulation.
- Safe and easy access for pedestrians.
- Parking areas landscaped and screened from public view.
- Architecturally integrated and concealed mechanical equipment.



## BENEFITS TO CITY OF SANTA CLARITA

- Providing the City with a recognizable resort destination
- Providing high-end amenities to the community
- Offering a large ballroom (10,000sf) for the community use
- Creating hundreds of new jobs for the community
- Boosting the local economy by 80 million dollars per year (Santa Clarita EDC report)
- Generating \$8.4 million dollars of Bed Tax for the City at 70% occupancy
- Increasing tourism and associated spending within the City
- Increasing the property value of the surrounding community



A famous 5-star resort Ojai Valley Inn located in Ventura Country hired 900 employees in 2019. The resort was almost fully booked until August even during the pandemic.

HOTEL NAME	No. of Keys	ROOM TYPE	ROOM SIZE(SF)	ROOM RATE	
				Weekday	Weekend
OJAI VALLEY INN	320	STANDARD KING BED	425	\$499	\$619
		KING BED W/FIRE PLACE	550	\$629	\$689
		KING BED SUITE	900	\$1,299	\$1,559
		KING BED PENT HOUSE	1,900	\$2,679	\$2,739
SAND CANYON RESORT & SPA	383	MAIN HOTEL GUEST ROOM(242)	470	\$470	\$560
		SPA GARDEN INN(81)	600	\$600	\$720
		VIEW VILLAS (56)	1,500	\$1,500	\$1,800
		SINGLE FAMILY VILLAS(4)	4,000	\$4,000	\$4,800

Expected room revenue per year: Around \$100M  
 Bed tax at 70% occupancy:  $70M \times 12\% = \$8.4M$   
 at 80% occupancy:  $80M \times 12\% = \$9.6M$

**Guests**  
1 Adult, 0 Children

**Check-in**  
Wed, Jun 23, 2021

**Check-out**  
Thu, Jun 24, 2021

[SPECIAL CODES OR RATES](#)

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Prices shown in USD for 1-night stay

<
**JULY 2021**
>

Su Mo Tu We Th Fr Sa
Su Mo Tu We Th Fr Sa

				1	2	3	1	2	\$579	4	\$519	6	7	
4	5	6	7	8	9	10	8	9	10	11	12	13	14	
	11	12	13	14	15	16	17	\$519	\$2,719	\$1,519	\$579	\$519	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28	
25	26	27	28	29	30	31	\$539	\$539	\$539	\$539	\$539	\$709		
							29	30	31					
							\$519							

No Check-in     No Check-out

**YOU SELECTED A RESTRICTED DATE.** A date within your stay is not available.




CANCEL SEARCH



# EMERGENCY EVICTION ROUTE



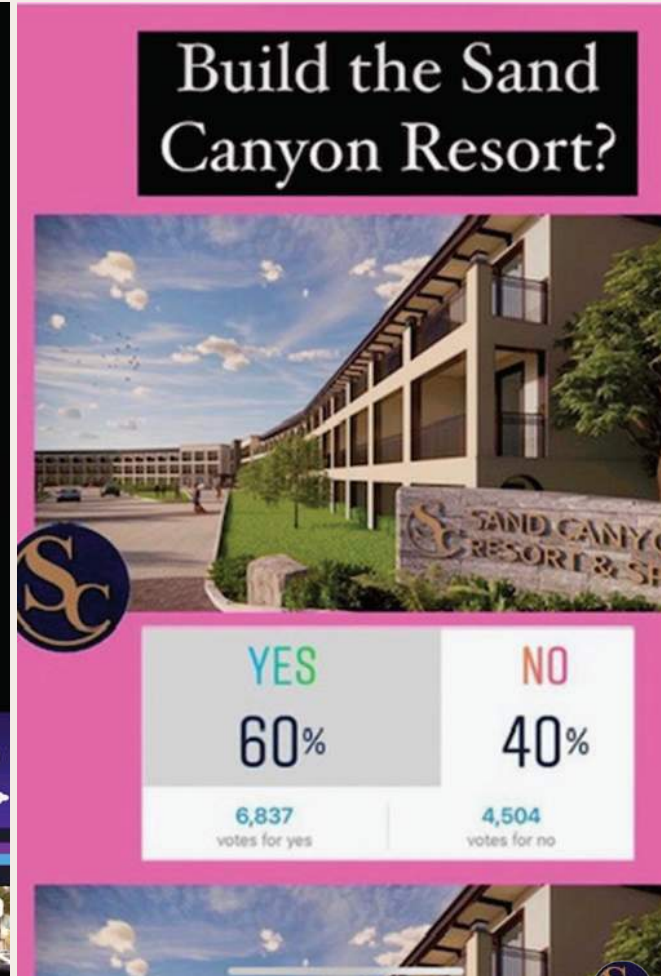
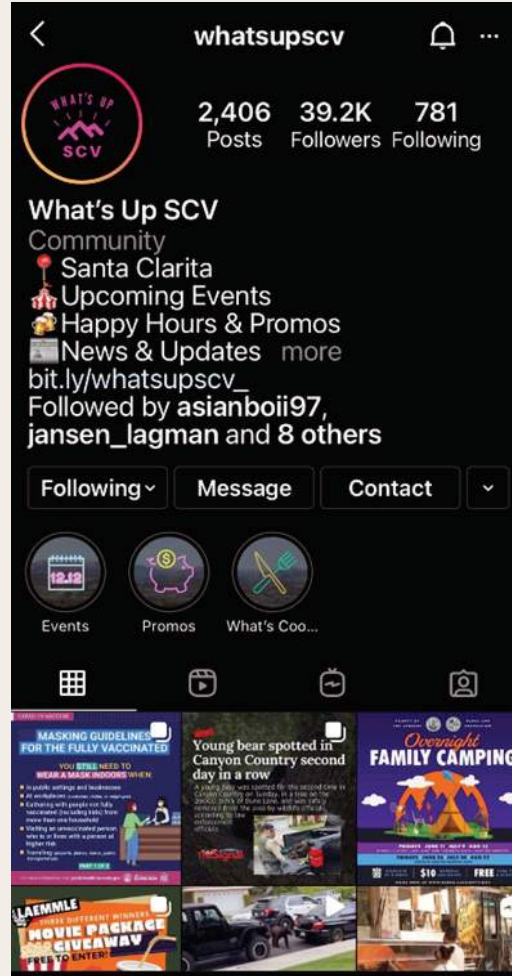
- ① Club House Parking Lot
- ↓
- ② West Side of Driving Range
- ↓
- ③ Oak Springs Canyon Road
- ↓
- ④ Lost Canyon Road
- ↓
- ⑤ Sand Canyon Road

-  20' NEW DG TRIAL (CAN BE USE FOR EMERGENCY)
-  3' NEW DG TRAIL NEXT TO EXISTING GOLF CART PATH
-  VEHICLE ACCESS TO SECONDARY EMERGENCY ROUTE



## WHAT'S UP SCV

- Created in 2017, What's UP SCV is a social media resource for Santa Clarita residents
- They share information about local events, breaking news, local restaurants, bars, attractions, businesses and more. Here is a link to their site: <https://whatsupscv.com>
- More than 40,000 residents follow What's Up SCV
- Recently conducted public poll regarding the Sand Canyon Resort Development



The Sand Canyon Resort team is committed to developing a best-in-class resort that will reflect the beauty of Canyon Country and provide memorable experiences for all guests, visitors and community members.

We [thank you](#) for your continued support of the Sand Canyon Resort project.



[SANDCANYONRESORT.COM](https://sandcanyonresort.com)