



Master Case 18-021

Conditional Use Permit 18-001, Development Review 18-003, Hillside Development Review (Class 4) 19-002, General Plan Amendment 18-002, Landscape Plan Review 18-003, Minor Use Permit 19-028, Oak Tree Permit (Class 4) 18-004, Tentative Tract Map No. 78248, Zone Change 18-001, and Environmental Impact Report SCH No. 2018101039

Sand Canyon Resort Project: A request by Sand Canyon Country Club to redevelop a vacant nine-hole golf course into a hotel and resort, which includes hotel buildings, villas, spa, conference and wedding space, outdoor recreation.

November 17, 2020

Case Planner: Patrick Leclair, Senior Planner

Agenda Item: 2



Proposed Meeting Schedule

May 21, 2019	Completed - Planning Commission Site Tour
November 17, 2020	Project introduction and public comments
January 21, 2021	Initial response to Planning Commission and public issues/concerns, summary of Draft Environmental Impact Report (EIR), and direction from Planning Commission
To be scheduled	Response to Planning Commission and Draft EIR comments
To be scheduled	City Council Public Hearing

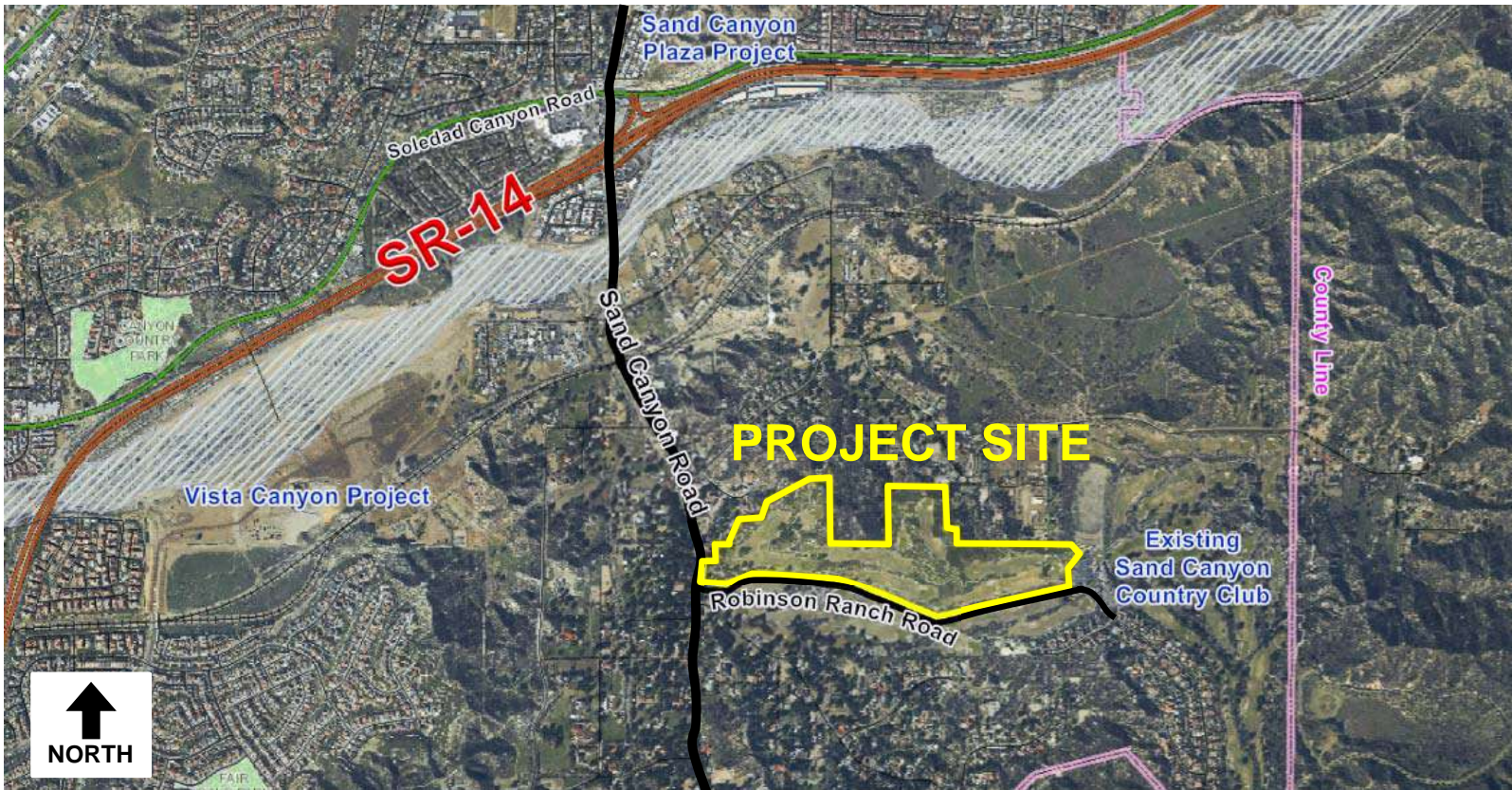


Meeting Overview

- Open the public hearing for the Sand Canyon Resort Project
 - No decision on the project will be made tonight
- Receive public comments
- Establish a tentative meeting schedule
- Answer questions and receive direction from the Planning Commission
- Continue the public hearing

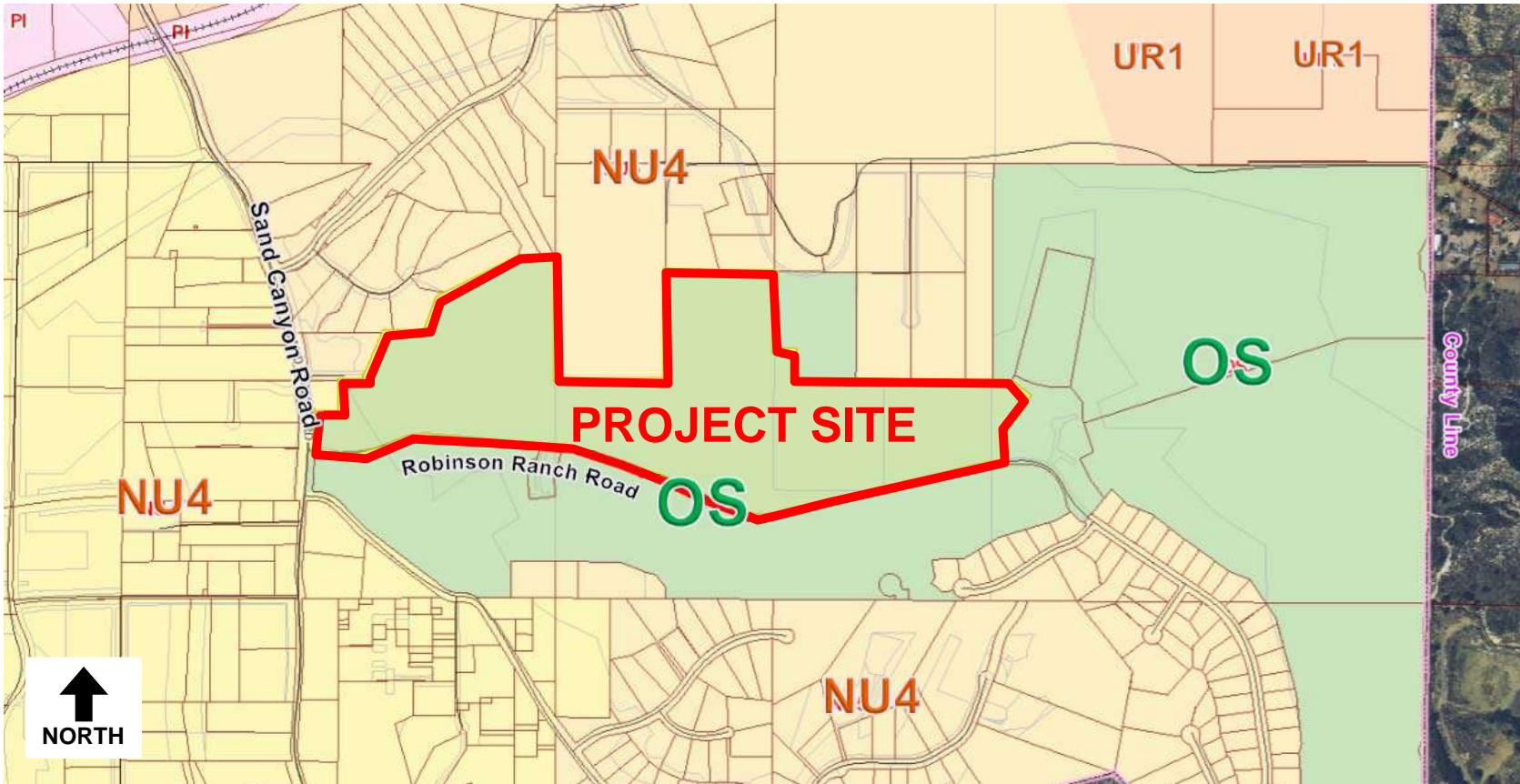


Vicinity Map





Zoning and General Plan Map





Overlay Zone





Vicinity Map





Project Overview

- Applicant: Sand Canyon Country Club
- Application received in February 2018
- Project components:
 - Main Hotel Building: 3-story, 241 rooms
 - Function Building with conference/ballroom/wedding space, 3 restaurants
 - Spa Building with gym and salon
 - Spa Garden Inn: 3-story, 81 rooms
 - Two Villas Communities: 23 villas, 65 units
 - Outdoor recreation with 1 tennis court, 2 pickleball courts, and 9-hole chip & putt golf course
 - 2 miles of on-site trails
 - 400 parking stalls



Background

- Original Robinson Ranch approval (Master Case 95-049) on September 10, 1996:
 - 401-acres: two 18-hole golf courses, clubhouse, driving range, maintenance facility, and 73 single-family residential lots
 - Original EIR (SCH No. 95041049, Hunters Green Residential Development and Golf Course) was certified by the City Council
 - Mitigation Measures in Biological Resources and Aesthetics required to offset biological impacts
- Began operating in 2000
- New ownership and name change in 2017



Background - Open Space

- Loss of previously City Council designated open space:
 - Condition of Approval:

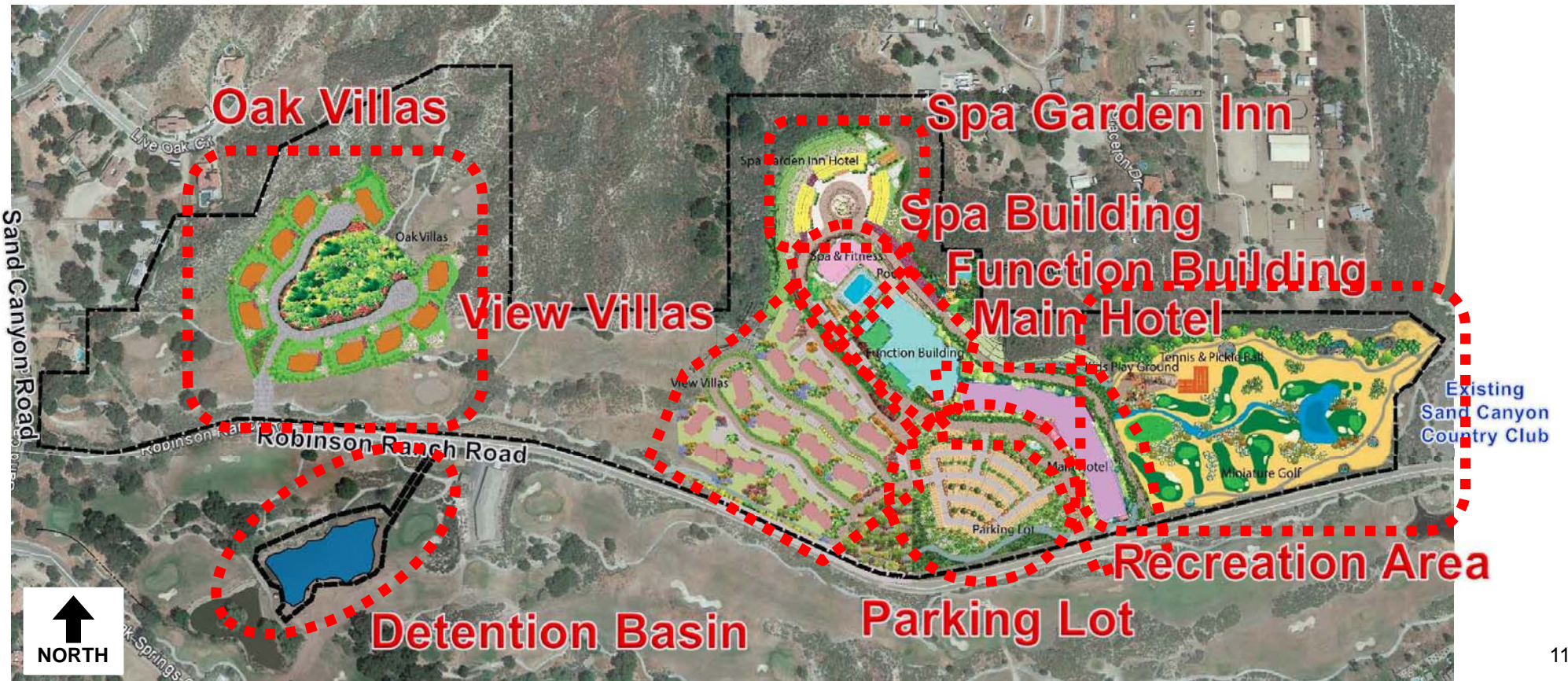
83. The applicant shall record golf course/open space easements on all golf course/open space lots, restricting their use to those activities, prior to recordation of the first residential lot.

- Tract Map Language:

AND WE ALSO HEREBY DEDICATE TO THE CITY OF SANTA CLARITA THE RIGHT TO RESTRICT RESIDENTIAL CONSTRUCTION OVER ALL OPEN SPACE LOTS 74, 75, 76, 77, 78, 79, 80 AND 81.

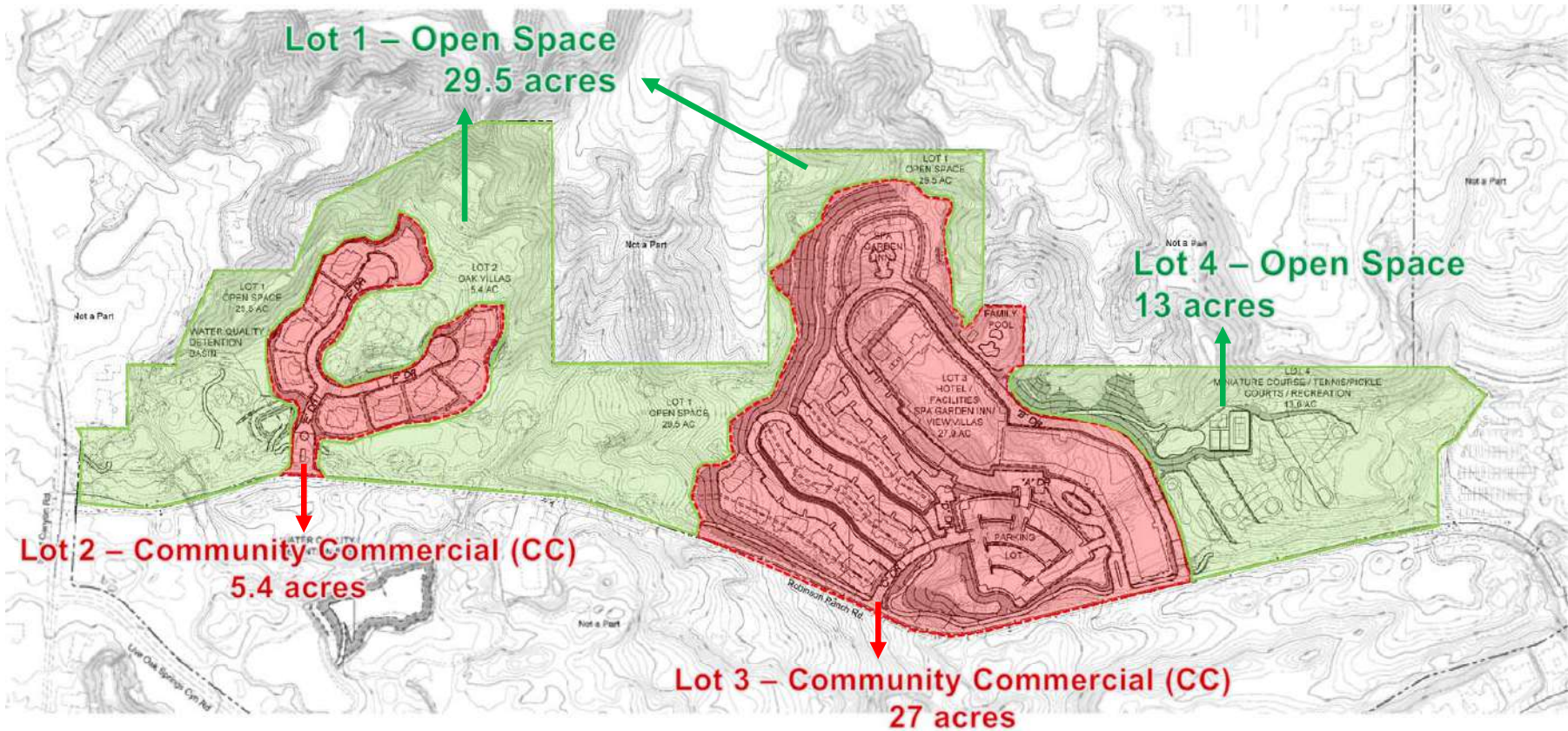


Site Plan





Open Space





Entitlement Summary

- **Tentative Tract Map:** to subdivide one lot into four lots
- **General Plan Amendment and Zone Change:** to change the zone from Open Space (OS) to Community Commercial (CC) for two of the four proposed lots
- **Conditional Use Permit:** to develop within the PD overlay zone
- **Development Review**
- **Hillside Development Review (Class 4)**
- **Oak Tree Permit (Class 4):** to remove 21 non-heritage sized oak trees
- **Landscape Plan Review**
- **Minor Use Permit:** for a shared parking agreement with the adjacent Sand Canyon Country Club



Main Hotel

- 241 hotel rooms
- Total building area: 165,000 sf
- Three stories, 37 feet tall
- Includes main lobby and lounge, coffee shop, retail, golf cart parking area, and basement floor for back of house





Main Hotel





Function Building

- Located on Lot 3, north of the Main Hotel
- One story with walk-out basement
- Three restaurants, snack bar, back of house, and storage
- One 9,700 sf Grand Ballroom, one 3,000 sf Junior Ballroom, meeting rooms, a pre-function space
- Children's Center: nursery, arcade, lounge, and classrooms

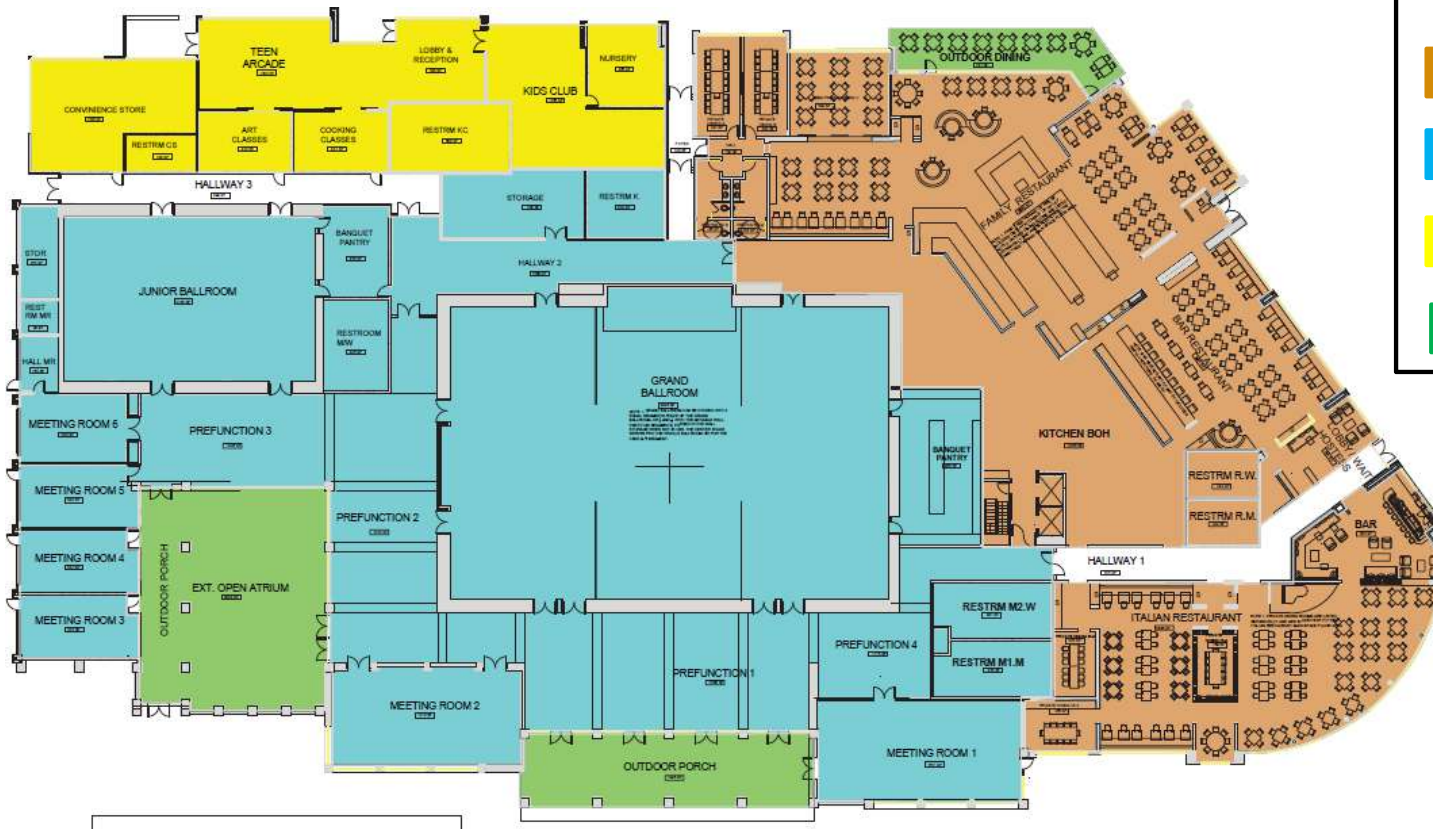


Ballroom Entrance



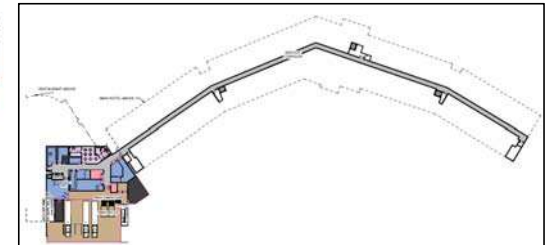


Function Building



LEGEND		
	Restaurant space	21,000 sf
	Conference space	34,000 sf
	Children's Center	6,500 sf
	Outdoor space	5,500 sf

Basement Floor Plan





Function Building

Front Elevation



Corner Elevation



Perspective View





Spa Building

- Located on Lot 3, north of the Function Building
- Approximately 35,000 sf
- Two stories with walk out basement, 22 feet tall building
- Includes a beauty salon, 30 treatment rooms, locker facilities, and a gym with yoga and cycling rooms
- Main parking lot and valet parking service



SPA- POOL-GYM ELEVATION B-C CORNER



SPA- POOL-GYM ELEVATION C-D CORNER





Spa Building



SPA- POOL-GYM ELEVATION A



SPA- POOL-GYM ELEVATION B



SPA- POOL-GYM ELEVATION C



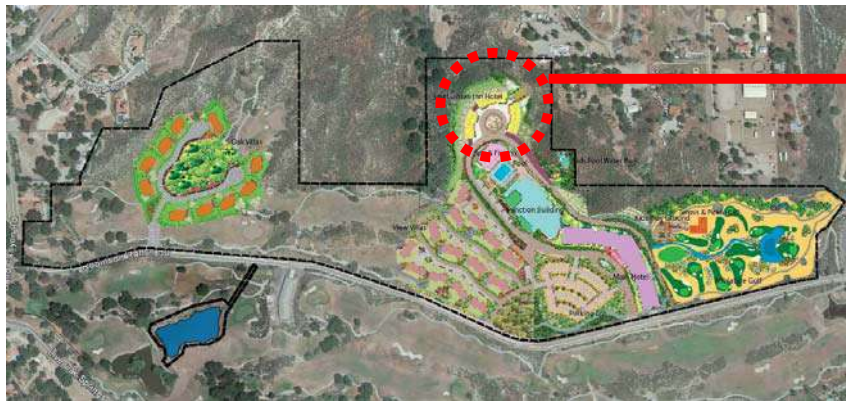
SPA- POOL-GYM ELEVATION D



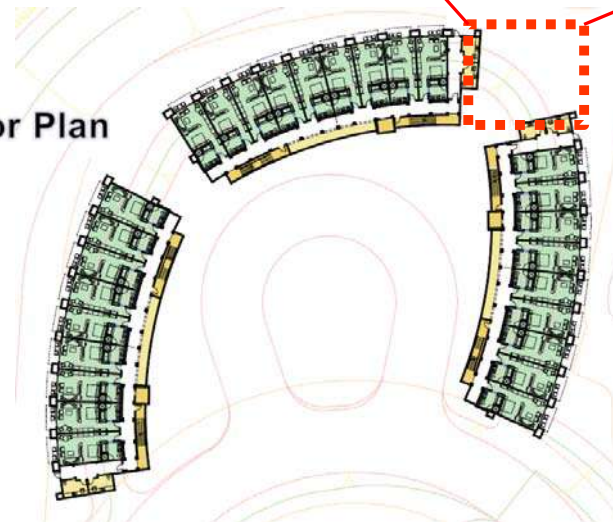


Spa Garden Inn

- Located on Lot 3, north of Function Building and Main Hotel
- Three 3-story buildings, 35 feet tall
- Total of 67,200 sf
- Total of 81 rooms (27 rooms per building)
- Outdoor wedding ground at the northeast corner, 17,500 sf
- Additional 8 parking spaces in front of buildings



Floor Plan



Wedding Grounds





Spa Garden Inn

Front Elevation



Rear Elevation



Side



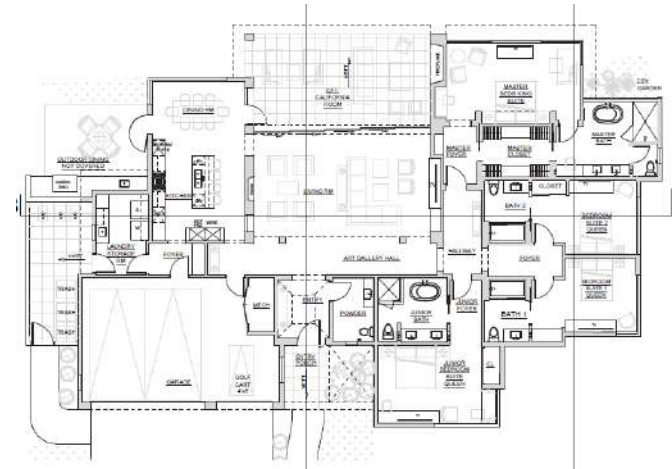
Side





Oak Villas Community

- Located on Lot 2
- Nine 4-bedroom buildings to be rented out to guests
- 19 feet tall buildings
- 3,400 sf of livable space with two-car and one-golf cart garage





Oak Villas Community

Front Elevation



Side



Rear Elevation



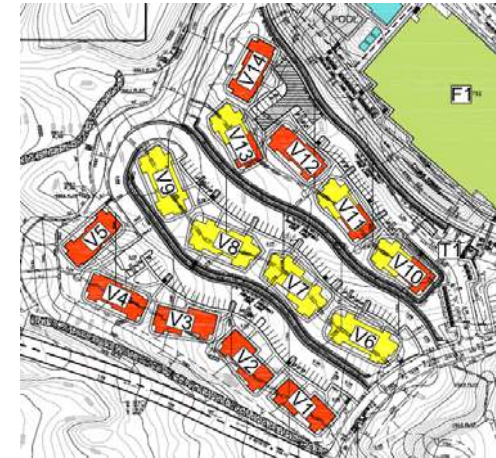
Side





View Villas Community

- Located on Lot 3
- 14 villa buildings, with a total of 56 units to be rented out to guests
- Two stories, 25-foot tall buildings
- Each building: 6,760 to 8,200 sf
- Each unit is a two- or three-bedroom suite with a living room and porch and/or balcony





View Villas Community

Front Elevation



Side



Rear Elevation



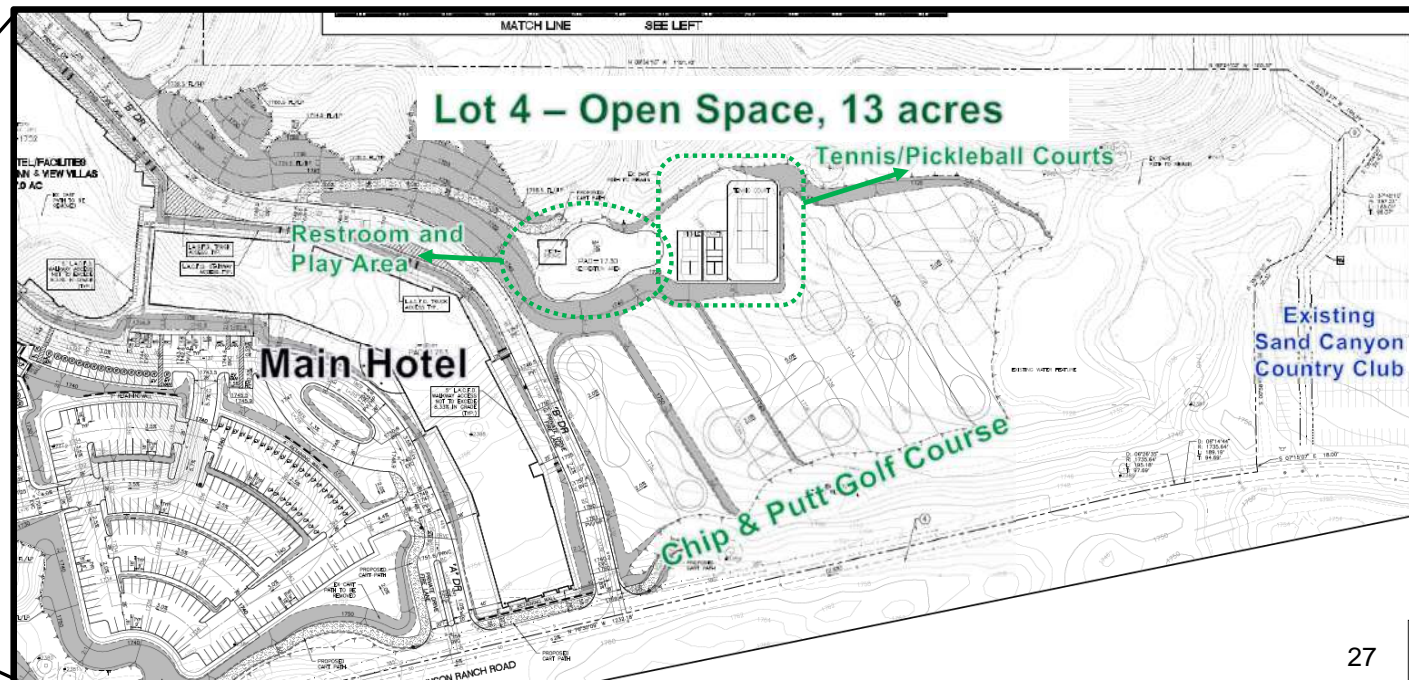
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Outdoor Recreation





- Located on Lot 4, east of Main Hotel, remain as Open Space
- One tennis court, two pickleball courts, a “Chip and Putt” golf course, children’s play area, and restroom building

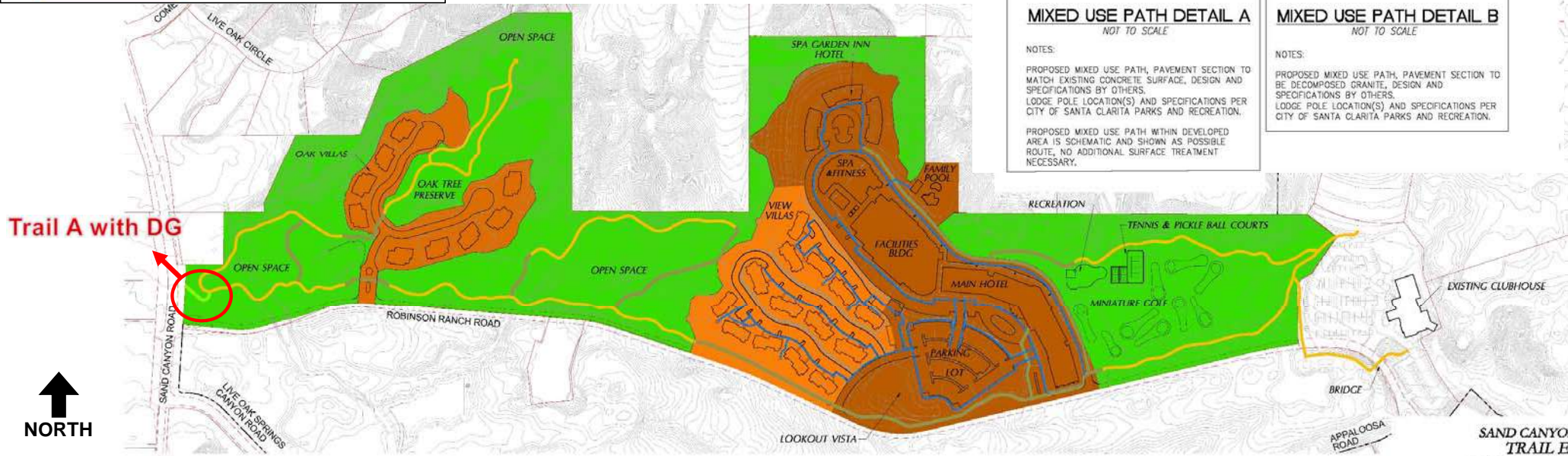
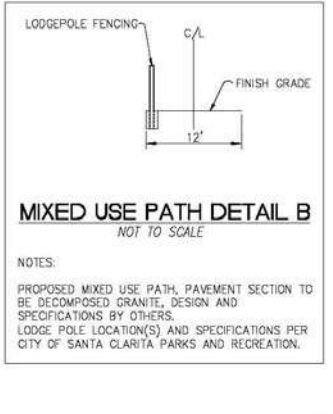
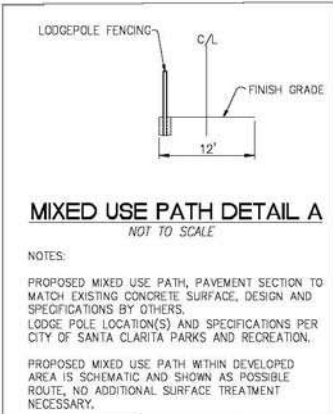




Proposed Trails

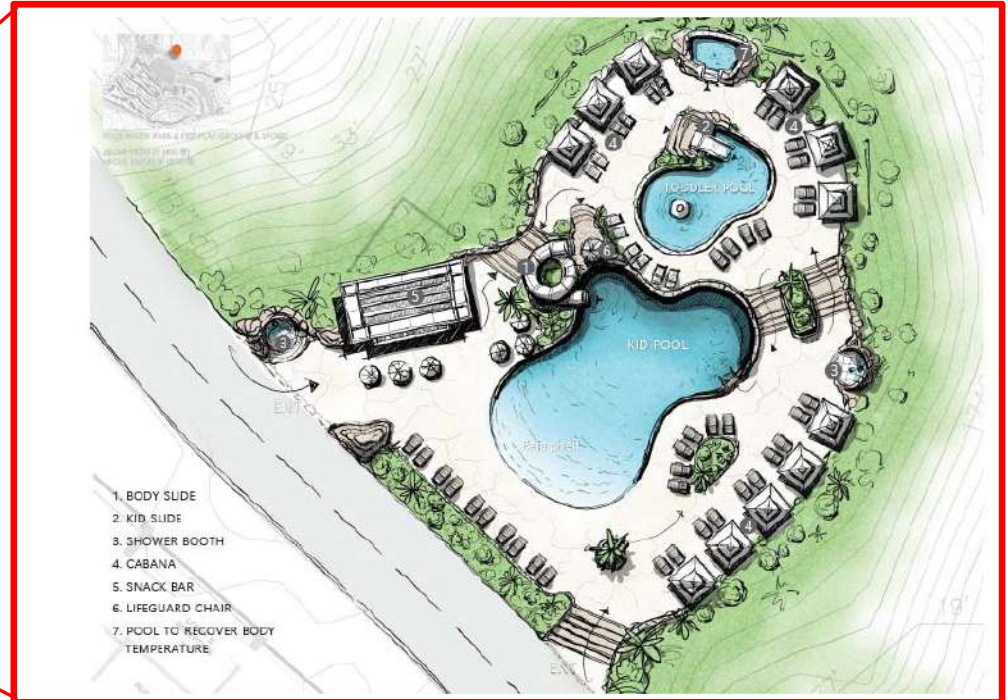
LEGEND:

-  EXISTING GOLF CART PATH TO REMAIN
-  PROPOSED MIXED USE PATH SECTION A
-  PROPOSED MIXED USE PATH SECTION B
-  PEDESTRIAN TRAVEL





Family Pool Concept





Visual Sim – Main Hotel





Visual Sim – Main Hotel - A



VIEW 3 - EXISTING





Visual Sim – Main Hotel - B

Existing



VIEW 4 - EXISTING

Proposed



VIEW 4 - PROPOSED



Visual Sim – Oak Villas Community





Visual Sim – Oak Villas Community

Existing



VIEW 1 - EXISTING

Proposed





Visual Sim – View Villas Community

Existing



VIEW 2 - EXISTING

Proposed





Visual Sim – View Villas Community



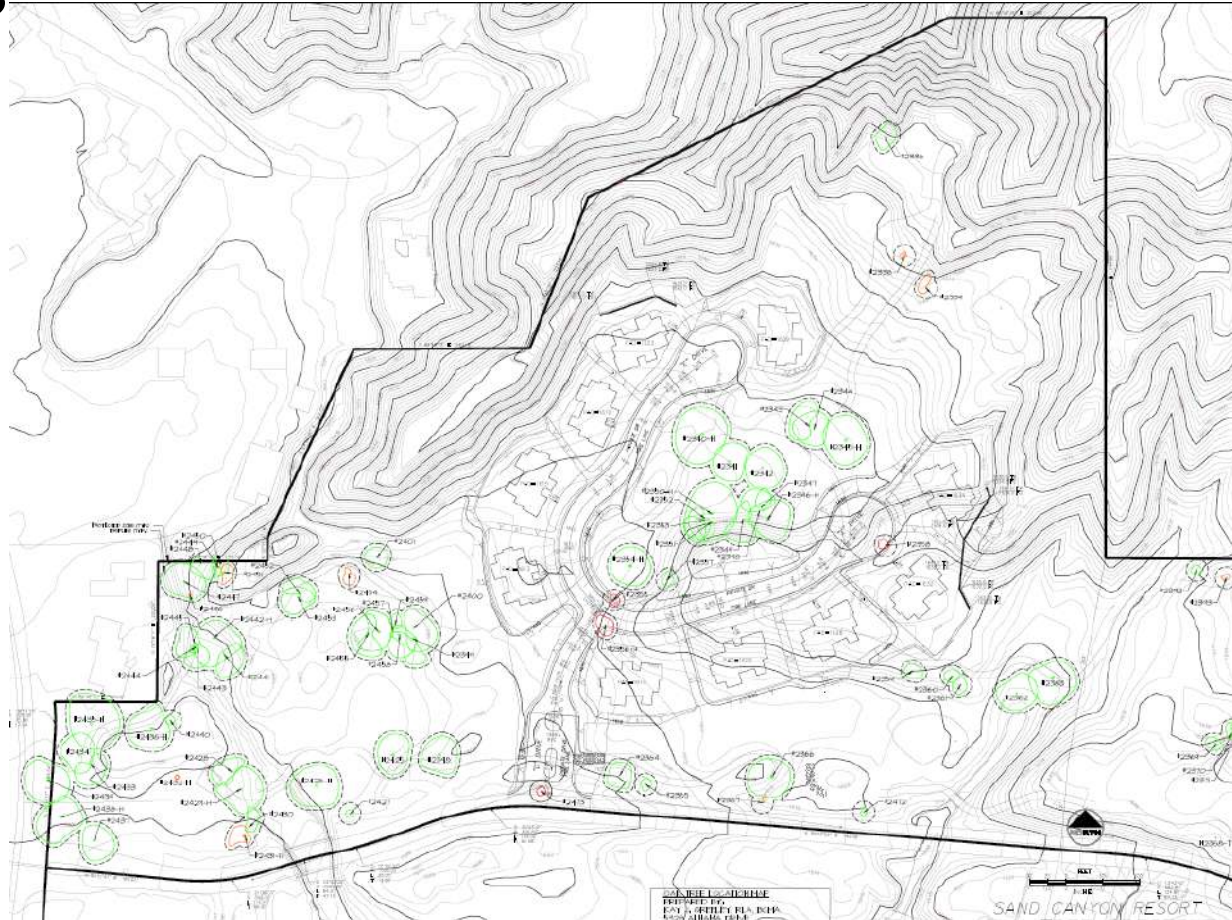


Parking

- Project provides 400 parking stalls for guests
- In addition, each villa provides garage parking
- 319 existing parking stalls will be shared with the Country Club
- Parking study prepared by applicant determines adequate parking is provided
- Bicycle parking is dispersed throughout the development



Oak Trees





Oak Trees cont.



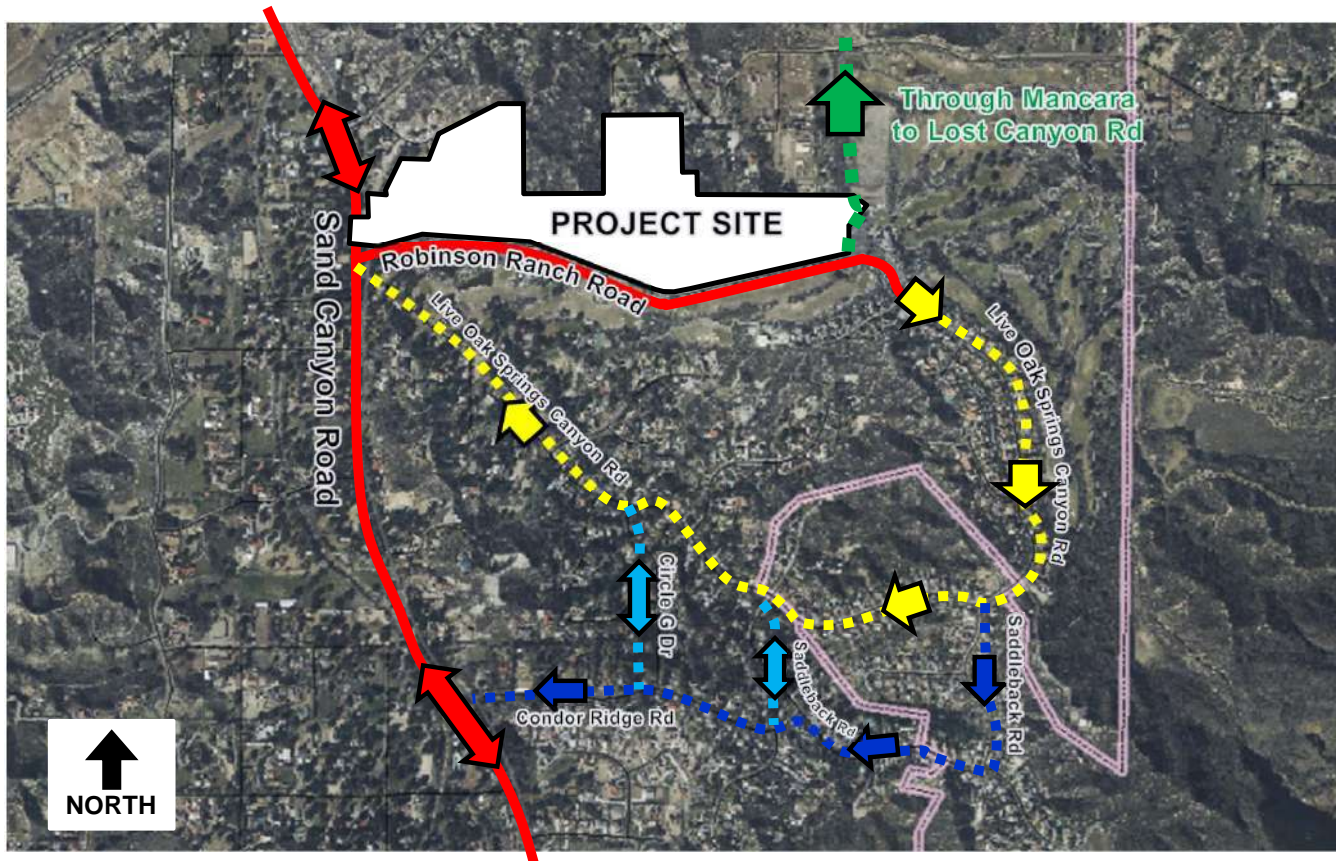


Traffic Roundabout





Secondary Access





Market Demand Study

- Request by the City Council
- Contract awarded to CBRE, Inc. at the expense of the applicant; completed on March 12, 2019
- Summary:
 - Opportunity to serve corporate/commercial transient, leisure transient, and SMERF (social, military, educational, religious, and fraternal) group demand.
 - Recommended a two-phase opening
 - Site is well located with respect to demand generators in the market, and would be a demand generator itself
 - Upscale dining and spa facilities would be well-positioned to capture demand generated by the guests of the hotel and local residents.
 - Recommended adequate meeting space to accommodate social functions
 - Estimated stabilized market occupancy of 70%, with an average daily rate of \$395, by 2026.



Environmental Review

Draft Environmental Impact Report

- All projects require review under the California Environmental Quality Act (CEQA)
- EIR is required for this project
- City's consultant - Dudek
- Notice of Preparation and Scoping Meeting – October 2018
- Notice of Availability with a 60-day public review from November 23, 2020 to January 22, 2021
 - Staff will provide a summary of the Draft EIR at the January 19, 2021 PC meeting



Noticing and Applicant Outreach

- All noticing required by law has been completed
 - Sign posting
 - Notice in Signal
 - Mailing within a 1,000-foot radius
 - **XX** total emails, letters, and cards
 - **XX** in support, **XX** in opposition, **XX** neutral
- Applicant Outreach
 - 17,906 mailings were sent
 - 8 public outreach meetings held
 - Average of 50 people in attendance in each meeting
 - Concerns: traffic, fire evacuation, scope and size of the proposed resort, noise, water, sewer capacity, conversion of open space, and business viability.



Recommendation

Staff recommends the Planning Commission receive staff's presentation on the Project, open the public hearing to receive testimony from the applicant and the public, and provide direction to staff on the hearing schedule and project issues, and continue the public hearing to January 19, 2021.

Planning Commission Meeting
Council Chambers

