

## City Planning's Position on Zone Change from Open Space (OS) to Community Commercial (CC)

1. What does the "open space acreage in perpetuity" mean from the original approval?
2. How is the Project consistent with the Conservation and Open Space Element of the General Plan?
3. Concerns that the rezone to commercial is "spot zoning" and inconsistent with neighboring uses.
4. What obligation does the City take on if the open space land is accepted?

Staff has reviewed the file for the Robinson Ranch Project and has not determined why the language in the condition of approval, the final tract map note, and the findings supporting City Council Resolution 96-120 is different. Staff believes that at the time the opposition concern was against residential being built on the property. It is likely that any other commercial uses were not contemplated. [Therefore, the deed restriction language limited residential development on the open space property.](#)

By way of background, the original zoning designation for the property was Residential Very Low Density (RVL) zone. The RVL zone is comparable to the current Non-Urban 5 (NU5) zone and was "intended for large custom single-family homes with a maximum density of one dwelling unit per gross acre. The zone would permit the rural character of a number of existing neighborhoods to be maintained. The keeping of horses and related animals as an accessory use is generally found in this zone."

As part of the Robinson Ranch Project approvals, the City Council approved Ordinance No. 96-29 in August 1996 for a Pre-zone and Zone Change that added the Planned Development overlay zone to the existing underlining zoning to make it Residential Very Low Density - Planned Development (RVL-PD). The property was rezoned to Open Space (OS) during the 2011 General Plan update to be consistent with other golf courses in the City.

A summary of the use designations applicable to the property are as follows:

- The prior RVL zone and the current OS zone prohibit commercial and industrial development.
- The Final Tract Map language dedicates to the City "the right to restrict residential construction."
- The PD overlay zone requires any development project to be reviewed and approved by the Planning Commission.

The rezoning to the OS zone, Final Tract Map language, and the addition of the PD overlay zone were put in place to satisfy the City Council's direction to preserve recreational/open space land.

As discussed at the previous meetings, [the proposed Zoning and General Plan Designation of the Project site could be amended if approved by the City Council. In addition, prior action by a previous City Council could also be amended by a vote of the current City Council. Staff is required to process any request that is duly filed and deemed complete.](#)

The current application before the Planning Commission asks the City Council to approve new entitlements and zoning for some of the property that was previously entitled with the Robinson Ranch Project. The City Council has the authority to impose new conditions of approval on the current project, evaluate environmental issues and make new findings, and process a new tract

map for the property in question. In addition, the City Council has the discretion to approve or deny the requested zone change from OS to CC.

None of the previous approvals restrict the City Council's ability to consider the current application. The City Council can consider the prior restrictions it placed on the Robinson Ranch Project, but ultimately the City Council has the authority to change the allowed use of the property and to grant new entitlements.

## **Evacuation / Fire / Secondary Access**

- 5. The proposed secondary access is inadequate for evacuations in the area due to a route that circulates back to Sand Canyon Road. Applicant shall provide a revised secondary access plan.**
- 6. The proposed evacuation policy/plan is not useful and needs more work done.**
- 7. With the project site being a potential evacuation rendezvous point, how is that different than what could be done now?**
- 8. An Evacuation Analysis is required. It should include the full occupancy of restaurants, venues, and events.**
- 9. A bridge over the river is needed. The applicant has stated that constructing a bridge is not feasible. The applicant shall meet with neighboring property owners and agencies regarding the possibility of constructing a bridge. If the bridge is still not feasible, provide justification as to why.**

Answer) During the 2016 Sand Fire, the Sand Canyon residents had to evacuate through Sand Canyon Rd because the Placerita Canyon road was blocked by fire. It was chaotic because no one had experienced this kind of fire in the past and neither City or LACFD properly handled the evacuation in an orderly fashion, probably because they did not have the emergency evacuation manual in place.

The Sand Canyon Evacuation Guidelines have been issued in 2019 by City of Santa Clarita, Los Angeles County Sheriff's Department (LACSD) and Los Angeles County Fire Department (LACFD). Please see Attachment #1.

As indicated in the guidelines, the management and control of emergency evacuations of the Sand Canyon community is the responsibility of the City, LACSD and LACFD while the resort is responsible for the evacuation of the resort.

Unlike golfers and resort guests, local residents necessarily take longer to evacuate. First, it has to become clear that evacuation is prudent because they are leaving their homes, not just a hotel room. Second, residents have difficult decisions as to what should be loaded in the vehicle during the evacuation. The resort guests merely pack their suitcases and leave at the first hint of a wildfire.

The important point is the resort does not contribute to or cause an increase in emergency evacuation traffic. The purpose of the California Environmental Quality Act is to present the decision maker with information regarding the environmental consequences of a proposed development. The primary tool for developing and presenting such information is an environmental impact report (the "EIR").

When an EIR identifies an environmental impact caused by the project, the decision maker may condition approval of the project on the mitigation of the impact. The

decision maker may not require a project to fix a preexisting condition. If the project exacerbates a preexisting condition, the decision maker may require the project to mitigate the exacerbation.

In this EIR, the resort's traffic impact and mitigation measures have been identified. Because resort guests will leave well before residents in the event of wildfire, the EIR did not suggest the building of a new freeway on-ramp. To require such a condition would be placing a burden on the resort that was unconnected to the resort's environmental impact.

## Business viability

1. Is the Project still viable given the impacts resulting from COVID-19? Is it viable at all, absent the COVID-19 impacts?
- 10.
11. The applicant shall provide an addendum to the Market Demand Study.
12. Does the Market Demand Study consider the 200-room hotel in Vista Canyon?

Answer) There is only one resort, Terranea in LA County. There is another one, Ojai Valley Inn in Ventura County. Even during the pandemic, both resorts are fully booked on weekends until the end of April. Hotel to be built for Vista Canyon is a transient hotel for leisure or business travelers. Resort is a self-contained destination for pleasure and stay for longer period of time.

I don't quite understand why people worry about the viability of the Sand Canyon Resort & Spa. It is closely located to the LA City, and the surrounding landscape is amazing, there is no competition and we will build one of most beautiful resort without any additional funding.

Please refer to the recent booking calendar for both resorts below:

The image displays two screenshots of hotel booking interfaces. The left screenshot is for Ojai Valley Inn, showing a booking calendar for March and April 2021. The right screenshot is for Terranea Resort, also showing a booking calendar for March and April 2021. Both interfaces include search filters for guests, check-in, and check-out dates, and a 'Your Stay' summary box.

**Ojai Valley Inn Booking Summary:**

- Guests: 1 Adult, 0 Children
- Check-in: Thu, Mar 11, 2021
- Check-out: Fri, Mar 12, 2021
- Check-in: After 4:00 PM
- Check-out: Before 12:00 PM
- Stay: Thu, Mar 11, 2021 - Fri, Mar 12, 2021
- Guests: 1 Adult
- Total: \$0.00

**Terranea Resort Booking Summary:**

- Guests: 2 Adults, 0 Children
- Check-in: Fri, Mar 12, 2021
- Check-out: (Not specified)
- Check-in: After 4:00 PM
- Check-out: Before 11:00 AM
- Total: \$0.00