CITY OF SANTA CLARITA PLANNING COMMISSION MEETING

Tuesday, September 2, 2014 6:00 p.m. City Council Chambers 23920 Valencia Boulevard Santa Clarita, CA 91355

AGENDA

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (661) 255-4330. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28CFR 35.102-35.104 ADA Title II)

CALL TO ORDER

SWEARING IN OF NEWLY APPOINTED COMMISSIONERS

FLAG SALUTE

ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES OF THE JULY 1, 2014, REGULAR MEETING

COMMISSION SECRETARY ANNOUNCEMENT

A. PUBLIC HEARING

ITEM 1 MASTER CASE NO. 14-088, CONDITIONAL USE PERMIT NO. 14-008

Case Planner: Mike Ascione, Assistant Planner II

Applicant: Hope of the Valley Rescue Mission

Location: 19379 Soledad Canyon Road (APN 2803-037-010)

Request: The applicant is requesting the approval of a Conditional Use Permit to allow for the operation of a nonprofit thrift store within a 14,345 square-foot tenant space in the Canyon Center shopping center within the community of Canyon Country.

Recommendation: Staff recommends the Planning Commission adopt Resolution P14-13 approving the Conditional Use Permit for a nonprofit thrift store at 19379 Soledad Canyon Road, subject to the attached conditions of approval (Exhibit "A").

- B. PLANNING MANAGER'S REPORT
- C. PLANNING COMMISSIONERS' REPORTS
- D. PUBLIC BUSINESS FROM THE FLOOR
- E. ADJOURNMENT

Complete packets are available for public inspection at the City Clerk's front counter and the Permit Center front counter. Any writings or documents distributed to a majority of the members of the Planning Commission regarding any open session item on this agenda will be made available for public inspection in the Permit Center located at 23920 Valencia Boulevard, Suite 140, during normal business hours. These writings or documents will also be available for review at the meeting. Thank you for attending your City Planning Commission meeting. If you have any questions or wish to know more about the City or the Community Development Department, please call (661) 255-4330 Monday through Thursday, 7:30 a.m. to 5:30 p.m. and Fridays 8:00 a.m. to 5:00 p.m.

CERTIFICATION

I, Jeff W. Hogan, do hereby certify that I am the duly appointed and qualified Planning Manager for the City of Santa Clarita, and that on August 29, 2014, between the hours of 9:00 a.m. and 5:00 p.m., the foregoing agenda was posted at City Hall, Valencia Library, and the Santa Clarita Sheriff's Station.

Jeff W. Hogan, AICP Planning Manager

Santa Clarita, California

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MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARITA

Tuesday July 1, 2014 6:00 p.m.

CALL TO ORDER

The meeting of the Planning Commission of the City of Santa Clarita was called to order by Chair Heffernan at 6:00 p.m. in the City Council Chambers, 23920 Valencia Boulevard, Santa Clarita, California.

FLAG SALUTE

Vice Chair Trautman led the flag salute.

ROLL CALL

Chair Heffernan, Vice Chair Trautman and Commissioners Eichman and Ostrom were present. Commissioner Burkhart was absent.

APPROVAL OF AGENDA

A motion was made by Commissioner Ostrom and seconded by Commissioner Eichman to approve the agenda. Said motion was approved by a vote of 4-0.

APPROVAL OF THE MINUTES OF THE JUNE 3, 2014, REGULAR MEETING

A motion was made by Vice Chair Trautman and seconded by Commissioner Ostrom to approve the minutes of the June 3, 2014, regular meeting. Said motion was approved by a vote of 4-0.

PUBLIC HEARING

ITEM 1 MASTER CASE NO. 14-041, CONDITIONAL USE PERMIT 14-005; INITIAL STUDY 14-002

David Peterson, Assistant Planner II, gave the staff report and computer slide presentation.

Ken Kidd from Oakmont Senior Living, the applicant, spoke in support of the project.

No written comment cards were received.

Gus Pivetti from the City's Traffic Division addressed the Commission's questions about an acceleration lane and possible traffic signal in the future. The proposed project meets the Traffic Division requirements.

A motion was made by Commissioner Ostrom and seconded by Commissioner Eichman to adopt Resolution No. P14-09, approving Master Case No. 14-041; Conditional Use Permit 14-005, Initial Study 14-002, approving the proposed Residential Service/Care Facility located at APN: 2866-035-006 subject to the attached Conditions of Approval (Exhibit A). A roll call vote was taken. Said motion was carried by a vote of 4-0

ITEM 2 MASTER CASE NO. 13-188, CONDITIONAL USE PERMIT 13-015

James Chow, Associate Planner, gave the staff report and computer slide presentation.

Vance Pomeroy from AT&T (the applicant), was available for questions.

No written comment cards were received.

A motion was made by Vice Chair Trautman and seconded by Commissioner Eichman to adopt Resolution No. P14-10, approving Master Case No. 13-188; Conditional Use Permit 13-015, to allow for the installation and operation of a wireless telecommunications facility. A roll call vote was taken. Said motion was carried by a vote of 4-0.

ITEM 3 MASTER CASE NO. 13-198, CONDITIONAL USE PERMIT 13-017

James Chow, Associate Planner, gave the staff report and computer slide presentation.

Justin Robinson from Verizon Wireless (the applicant), was available for questions.

No written comment cards were received.

A motion was made by Vice Chair Trautman and seconded by Commissioner Ostrom to adopt Resolution No. P14-11, approving Master Case No. 13-198; Conditional Use Permit 13-017, to allow for the installation and operation of a wireless telecommunications facility. A roll call vote was taken. Said motion was carried by a vote of 4-0.

ITEM 4 MASTER CASE NO. 13-129; CONDITIONAL USE PERMIT 13-011,

Patrick Leclair, Associate Planner, gave the staff report and computer slide presentation.

Karen Barahona, the applicant, spoke in support of the project.

No written comment cards were received.

A motion was made by Vice Chair Trautman and seconded by Commissioner Ostrom to adopt Resolution No. P14-12, approving the Conditional Use Permit for a second hand store at 23120 Lyons Avenue, #10. A roll call vote was taken. Said motion was carried by a vote of 4-0.

PLANNING MANAGER'S REPORT

Jeff Hogan, Planning Manager, gave the report. Mr. Hogan informed the Commissioners that the Einstein appeal on the July 8 City Council agenda will be continued to October.

PLANNING COMMISSIONERS' REPORTS

There were no reports.

PUBLIC BUSINESS FROM THE FLOOR

There were no public comments.

ADJOURNMENT

A motion was made by Commissioner Ostrom and seconded by Vice Chair Trautman to adjourn the meeting. Said motion was approved by a vote of 4-0, and the meeting was adjourned at 6:57 p.m.

Charles Heffernan, Chair Planning Commission

Jeff W. Hogan AICP, Planning Manager Community Development

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CITY OF SANTA CLARITA STAFF REPORT MASTER CASE NO. 14-088 CONDITIONAL USE PERMIT 14-008

DATE: September 2, 2014

TO: Chairperson and Members of the Planning Commission

FROM: Jeff W. Hogan, AICP, Planning Manager

CASE PLANNER: Mike Ascione, Assistant Planner II

APPLICANT: Hope of the Valley Rescue Mission

LOCATION: 19379 Soledad Canyon Road

(APN 2803-037-010)

REQUEST: The applicant is requesting the approval of a Conditional Use Permit to

allow for the operation of a nonprofit thrift store within a 14,345 squarefoot tenant space in the Canyon Center shopping center within the

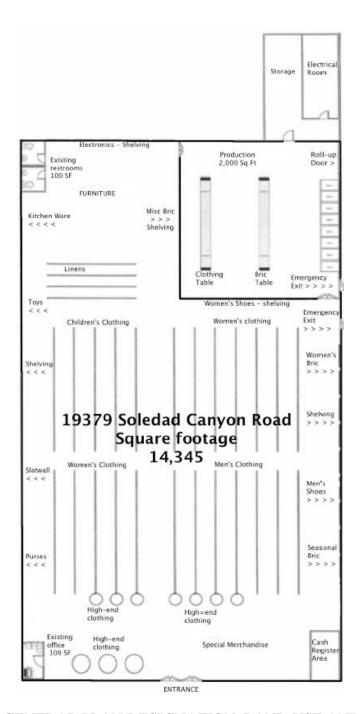
community of Canyon Country.

BACKGROUND

On June 12, 2014, Hope of the Valley Rescue Mission, "the applicant," submitted an application for a Conditional Use Permit to operate a nonprofit thrift store. The subject property is located at 19379 Soledad Canyon Road in the community of Canyon Country. The Unified Development Code (UDC) requires a Conditional Use Permit for a thrift store on the subject site. The project was deemed complete on August 1, 2014.

PROJECT DESCRIPTION

The applicant is proposing to operate a business that would be solely engaged in the on-site collection and sale of previously owned merchandise. Merchandise collected from the public and subsequently sold would primarily consist of clothing and household goods. An exhibit has been provided on page two, illustrating the store layout. No donations will be accepted through the front door of the store. The applicant is proposing a secure drop box in the back of the store to include signs and security cameras to deter customers from dropping off unwanted items after hours. The store would be located in an existing 14,345 square-foot suite within the Canyon Center shopping center. The proposed operating hours are from 9:00 a.m. to 8:00 p.m., Monday through Saturday, and from 10:00 a.m. to 6:00 p.m. on Sunday.



GENERAL PLAN DESIGNATION, LAND USE AND ZONING

The General Plan and zoning designation for the subject property is Community Commercial (CC). The Community Commercial land use and zoning designation is intended for businesses providing retail and service uses that primarily serve the local market.

The proposed project supports the following policies of the General Plan:

Policy LU 4.1.4: Promote economic opportunity for all segments of the community, including small businesses and new businesses.

Policy LU 4.2.2: Achieve a balanced ratio of jobs to housing through business expansion and economic development programs, with a goal of at least 1.5 jobs per household.

The proposed use would support the above policies of the General Plan by permitting an established business (Hope of the Valley Rescue Mission) within a commercial center that is not readily served by a similar use type and therefore promoting economic opportunity for new businesses. Further, the establishment of a new business within an existing vacant tenant space will result in job creation that supports the General Plan policy of increasing the jobs to housing balance.

The subject property located at 19379 Soledad Canyon Road is bounded to the north by a multi-family residential use and to the east by single-family residential. The subject property is surrounded by commercial use types to the south and the west, consistent with the CC zoning designation.

Subject Property: 19379 Soledad Canyon Road (Canyon Center II)

	General Plan	Zoning	Land Use
Project	Community Commercial	Community Commercial (CC)	Commercial Shopping Center
Site:	(CC)	-	
North:	Urban Residential 5 (UR5)	Urban Residential 5 (UR5)	Multi-Family Residential
East:	Urban Residential 2 (UR2)	Urban Residential 2 (UR2)	Single-Family Residential
South:	Community Commercial (CC)	Community Commercial (CC)	Commercial Shopping Center
West:	Community Commercial (CC)	Community Commercial (CC)	Commercial Shopping Center



Master Case 14-088 Resolution P14-13 September 2, 2014 Page 4 of 5

ANALYSIS

UDC Consistency and Community Character

The UDC classification that most closely describes the proposed use is a thrift store. A thrift store, which is defined as, "a shop selling second hand goods, such as clothes, often to benefit a charity; also called a thrift shop. Thrift stores may, but are not required to have, merchandise donating facilities" (UDC17.43.010.20.q). Section 17.43.010 of the UDC requires that thrift stores located in a CC zone require the approval of a Conditional Use Permit. The attached conditions of approval, "Exhibit A," provides a set conditions that would ensure the nuisance-free operation of the proposed use. A condition that prevents donations from being accepted at the front of the building has been included in the conditions of approval. This will ensure that no items are left or taken in through the front door. The posting of signs is also required to prevent unauthorized drop-offs after hours. The proposed thrift store fully complies with the parking requirements of the UDC.

The proposed use would be located interior to an existing commercial building, would have limited hours of operation, and would be restricted from the outdoor storage of merchandise of any kind. Further, items collected from the public would be collected at the rear of the subject property and immediately stored in an on-site warehouse area limiting any potential visual impacts to surrounding properties and traffic traveling on Soledad Canyon Road. Therefore, due to the operational characteristics of the proposed use, staff finds that the proposed retail environment is keeping with the character of the surrounding community and no adverse impact to the character of the community is anticipated.

ENVIRONMENTAL

The proposed thrift store is exempt from the California Environmental Quality Act (CEQA) under Article 19, Categorical Exemptions, Section 15301, Class 1. A Class 1 categorical exemption includes the operation, leasing, or minor alterations of existing public or private structures or facilities. The proposal includes the leasing of an existing private structure for the operation of a thrift store which qualifies the project as a Class 1 categorical exemption.

PUBLIC NOTICE

All notices required by law were completed including a legal advertisement in The Signal newspaper on August 12, 2014, and a legal notice being sent to all tenants within the shopping center as well as to all property owners within 1,000 feet of the project site on August 12, 2014. In addition, a sign was posted on the project site per City sign posting requirements. As of the writing of this staff report, staff has received no correspondence from the community.

RECOMMENDATION

Staff recommends the Planning Commission adopt Resolution P14-13 approving the Conditional

Master Case 14-088 Resolution P14-13 September 2, 2014 Page 5 of 5

Use Permit for a nonprofit thrift store at 19379 Soledad Canyon Road, subject to the attached conditions of approval (Exhibit "A").

ATTACHMENTS

Resolution P14-13 Conditions of Approval (Exhibit A) Vicinity Map/Zoning Map Public Notice Notice of Exemption Site Plan/Floor Plan

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RESOLUTION NO. P14-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARITA APPROVING MASTER CASE NO. 14-088, CONDITIONAL USE PERMIT (CUP) 14-008 TO ALLOW FOR A THRIFT STORE AT 19379 SOLEDAD CANYON ROAD, IN THE CITY OF SANTA CLARITA

THE PLANNING COMMISSION OF THE CITY OF SANTA CLARITA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. <u>FINDINGS OF FACT</u>. The Planning Commission does hereby make the following findings of fact:

- A. An application for Master Case No. 14-088 (CUP 14-008) was filed by Hope of the Valley Rescue Mission (hereinafter "Applicant") with the City of Santa Clarita on June 12, 2014. The property for which this application was filed is located at 19379 Soledad Canyon Road (hereinafter "Project Site");
- B. The project consists of a request for a Conditional Use Permit to allow for the operation of a nonprofit thrift store within the existing retail center located on Soledad Canyon Road between Camp Plenty Road and Whites Canyon Road (19379 Soledad Canyon Road). The thrift store will be engaged in the on-site collection and sale of previously owned merchandise;
- C. The application was deemed complete on August 1, 2014;
- D. The General Plan designation for the project site is Community Commercial (CC) with a zoning designation of Community Commercial (CC);
- E. The property is bounded to the north by multi-family residential, to the east (across Whites Canyon Road) by single-family residential, to the south (across Soledad Canyon Road) by an existing retail center, and to the west (across Camp Plenty Road) by an existing retail center;
- F. On September 2, 2014, a duly noticed public hearing was held before the City of Santa Clarita Planning Commission at 6:00 p.m. at City Hall, Council Chambers, 23920 Valencia Boulevard, Santa Clarita; and
- G. At this public hearing, the Planning Commission considered the staff report, staff presentation, applicant's presentation, and public testimony.

SECTION 2. <u>CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS</u>. Based upon the foregoing facts and findings, the Planning Commission hereby finds as follows:

A. A Notice of Exemption for this project was prepared in compliance with the California Environmental Quality Act (CEQA);

Resolution P14-13 Master Case No. 14-088 September 2, 2014 Page 2 of 4

- B. This project is exempt per Article 19: Categorical Exemptions, Section 15301: Existing Facilities, of California Environmental Quality Act (CEQA) as a Class 1 Exemption which consists of the operation, repair, maintenance, permitting, leasing licensing, or minor alteration of existing public or private structures. The proposed second hand store qualifies as a Class 1 exemption because all construction associated with the project will be minor, consisting of minor tenant improvements to an existing commercial space within an existing retail center;
- C. The location of the documents and other material which constitutes the record of proceedings upon which the decision of the Planning Commission is based is the Master Case 14-088 project file within the Community Development Department and is in the custody of the Director of Community Development; and
- D. The Planning Commission, based upon the findings set forth above, hereby finds the Notice of Exemption for this project has been prepared in compliance with CEQA.

SECTION 3. <u>GENERAL FINDINGS FOR MASTER CASE NO. 14-088.</u> Based on the foregoing facts and findings for Master Case No. 14-088, the Planning Commission hereby finds as follows:

- A. That the proposal is consistent with the General Plan;
- B. The proposal is allowed within the applicable underlying zone and complies with all other applicable provisions of the UDC;
- C. The proposal will not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare, or be materially detrimental or injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located; and
- D. The proposal is physically suitable for the site. The factors related to the proposal's physical suitability for the site shall include, but are not limited to, the following:
 - 1) The design, location, shape, size, and operating characteristics are suitable for the proposed use;
 - 2) The highways or streets that provide access to the site are of sufficient width and are improved as necessary to carry the kind and quantity of traffic such proposal would generate;
 - 3) Public protection services (e.g., Fire protection, Sheriff protection, etc.) are readily available; and
 - 4) The provision of utilities (e.g., potable water, schools, solid waste collection and

Resolution P14-13 Master Case No. 14-088 September 2, 2014 Page 3 of 4

disposal, storm drainage, wastewater collection, treatment, and disposal, etc.) is adequate to serve the site.

The proposed nonprofit thrift store is located in an existing commercial center in the community of Canyon Country. A thrift store is permitted in the CC zone with the approval of a Conditional Use Permit. The project site consists of an existing 49,130 square-foot commercial center with a mixture of existing commercial uses. The subject commercial center is physically suitable to accommodate the proposed use. The proposed thrift store will use 14,345 square feet of the existing retail center that is currently served by existing retail, restaurant, and automotive repair uses. The proposed operating hours are from 9:00 a.m. to 8:00 p.m., Monday through Saturday, and from 10:00 a.m. to 6:00 p.m. on Sunday. No donations will be accepted through the front door of the store. A secure drop box in the back of the store which will include signs and security cameras to deter customers from dropping off unwanted items after hours will be provided to prevent unwanted donations after hours. The project site is adequately served by existing traffic facilities with drive access on Soledad Canyon Road, Whites Canyon Road, and Camp Plenty Road that will allow for adequate customer and emergency access to the project site. With the approval of the Conditional Use Permit, as conditioned, the nonprofit thrift store will be consistent with the City's General Plan and Unified Development Code. Further, the establishment of a new business within an existing vacant tenant space will result in job creation that supports General Plan Land Use Policy 4.2.2 by increasing the jobs to housing balance.

SECTION 4. NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Santa Clarita, California, as follows:

Adopt Resolution P14-13, approving Master Case 14-088, Conditional Use Permit 14-008, to allow for a nonprofit thrift store at 19379 Soledad Canyon Road, subject to the attached Conditions of Approval (Exhibit A).

Resolution P14-13 Master Case No. 14-088 September 2, 2014 Page 4 of 4

PASSED, APPROVED, AND ADOPTED tl	this 2 nd	day of Se	ptember,	2014.
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ATTEST:	CHAIRPERSON PLANNING COMMISSION
JEFF W. HOGAN, SECRETARY PLANNING COMMISSION	
STATE OF CALIFORNIA) COUNTY OF LOS ANGELES) CITY OF SANTA CLARITA)	
that the foregoing Resolution was dul	ion Secretary of the City of Santa Clarita, do hereby certify y adopted by the Planning Commission of the City of Santa held on the 2 nd day of September, 2014, by the following
AYES: COMMISSIONERS:	
NOES: COMMISSIONERS:	
ABSENT: COMMISSIONERS:	
	PLANNING COMMISSION SECRETARY

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EXHIBIT A CONDITIONS OF APPROVAL MASTER CASE NO. 14-088 CONDITIONAL USE PERMIT NO. 14-008

DRAFT CONDITIONS OF APPROVAL

GENERAL CONDITIONS

- GC1. The approval of this project shall expire if the approved use is not commenced within two (2) years from the date of conditional approval, unless it is extended in accordance with the terms and provisions of the City of Santa Clarita's Unified Development Code (UDC).
- GC2. The applicant may file for an extension of the conditionally approved project prior to the date of expiration. If such an extension is requested, it must be filed no later than 60 days prior to expiration.
- GC3. To the extent the use approved with this project is a different use than previously approved for the property; the prior approval shall be terminated along with any associated vested rights to such use, unless such prior approved use is still in operation, or is still within the initial pre-commencement approval period. Once commenced, any discontinuation of the use approved with this project for a continuous period of one hundred eighty (180) calendar days or more shall terminate the approval of this use along with any associated vested rights to such use. The pre-existing legal use shall not be reestablished or resumed after the one hundred eight (180) day period. Discontinuation shall include cessation of a use regardless of intent to resume.
- GC4. The applicant shall be responsible for notifying the Director of Community Development, in writing, of any change in ownership, designation of a new engineer, or change in the status of the developer, within 30 days of said change.
- GC5. Unless otherwise apparent from the context, the term "applicant" shall include the applicant and any other persons, corporation, or other entity making use of this grant. The applicant shall defend, indemnify, and hold harmless the City of Santa Clarita, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul this approval by the City. In the event the City becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, if both the following occur: 1) The City bears its own attorney's fees and costs; and, 2) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the settlement is approved by the applicant.

Conditions of Approval – Exhibit A Resolution P14-13 Master Case No. 14-088, Conditional Use Permit No. 14-008 Page 2 of 5

- GC6. The property shall be developed and maintained in substantial conformance with the approvals granted by the City. Any modifications shall be subject to further review by the City.
- GC7. The applicant and property owner shall comply with all inspection requirements as deemed necessary by the City of Santa Clarita.
- GC8. The owner, at the time of issuance of permits or other grants of approval agrees to develop the property in accordance with City codes and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Code, Highway Permit Ordinance, Mechanical Code, Unified Development Code, Sanitary Sewer and Industrial Waste Ordinance, Electrical Ordinance and Fire Code.
- GC9. The applicant must sign and notarize the attached affidavit to confirm acceptance of the conditions of this grant. The notarized affidavit must then be returned to the Planning Division before occupancy.
- GC10. It is hereby declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the City may commence proceedings to revoke this approval.

PLANNING DIVISION

- PL1. The applicant is hereby granted permission to operate a 14,345 square-foot nonprofit thrift store on the project site located at 19379 Soledad Canyon Road, in accordance with the approved site plan and floor plan on file with the Planning Division.
- PL2. The hours of operation for the approved use shall not exceed beyond the following without the approval of the Director of Community Development:
 - a. Monday through Saturday, 9:00 a.m. to 8:00 p.m.
 - b. Sunday, 10:00 a.m. to 6:00 p.m.
- PL3. The outdoor storage of merchandise shall not be permitted for any duration of time. All merchandise shall be stored interior to the tenant space at all times.
- PL4. Subject to the approval of the Director of Community Development and prior to occupancy, the applicant shall install a sign indicating that no items shall be dropped off at the front of the building.
- PL5. A secure drop box shall be located at the back of the building for any items donated after hours. The location of the drop box shall be subject to the approval of the Director of Community Development prior to occupancy.

Conditions of Approval – Exhibit A Resolution P14-13 Master Case No. 14-088, Conditional Use Permit No. 14-008 Page 3 of 5

- PL6. Within one hour of the thrift store opening each day, any donated items dropped off overnight at the front or rear of the building must be brought into the interior of the building or disposed of. The outdoor storage of merchandise shall not be permitted for any duration of time.
- PL7. Prior to occupancy, the applicant shall work with planning staff to provide signage and a security camera at the rear of the building to deter customers from dropping off unwanted items after hours.
- PL8. The applicant shall work with the property owner to provide sufficient lighting at the rear of the building. All lighting shall be directed downward to ensure that there is zero spillover onto the neighboring residential property. The applicant shall contact the planning division for a site inspection of the lighting prior to occupancy.
- PL9. No signage of any kind is approved as part of this approval. The applicant shall obtain appropriate permits and approvals from the Planning and Building and Safety Divisions prior to installation of any signage.
- PL10. Prior to obtaining Building and Safety approval for any tenant improvements (if requested), the applicant shall obtain stamped approval from the Los Angeles County Fire Department for all items within their jurisdiction.
- PL11. Prior to issuance of building permits for any tenant improvements (if requested), the applicant shall comply with all applicable regulations and fees of affected agencies.
- PL12. All requirements of the Unified Development Code and specific zoning for the subject property shall be complied with unless set forth in this permit.

BUILDING AND SAFETY DIVISION

- BS1. Plans for the tenant improvements and alterations shall be submitted to the Building and Safety Division for plan review and building permit issuance. Plans for this tenant improvement shall show the store layout, fixture location and heights, aisle widths, etc. An accessible drinking fountain (high-low design) and a service sink (or mop sink) are required.
- BS2. Plans submitted for plan review shall show full compliance with the California Building Codes. 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. Submitted plans shall show all architectural work (including accessibility requirements),

Conditions of Approval – Exhibit A Resolution P14-13 Master Case No. 14-088, Conditional Use Permit No. 14-008 Page 4 of 5

along with any mechanical, plumbing, and electrical work that will be part of the project. Incomplete plans will not be accepted for plan review.

- BS4. Prior to submitting plans to Building and Safety for plan review, the applicant shall contact Deanna Hamrick or Racheal Allen, at (661) 255-4935, for verifying the project addressing.
- BS5. Prior to issuance of building permits, clearances from the following agencies will be required:
 - a. City of Santa Clarita Planning Division,
 - b. L. A. County Fire Prevention Bureau,

An agency referral list is available at the Building and Safety public counter.

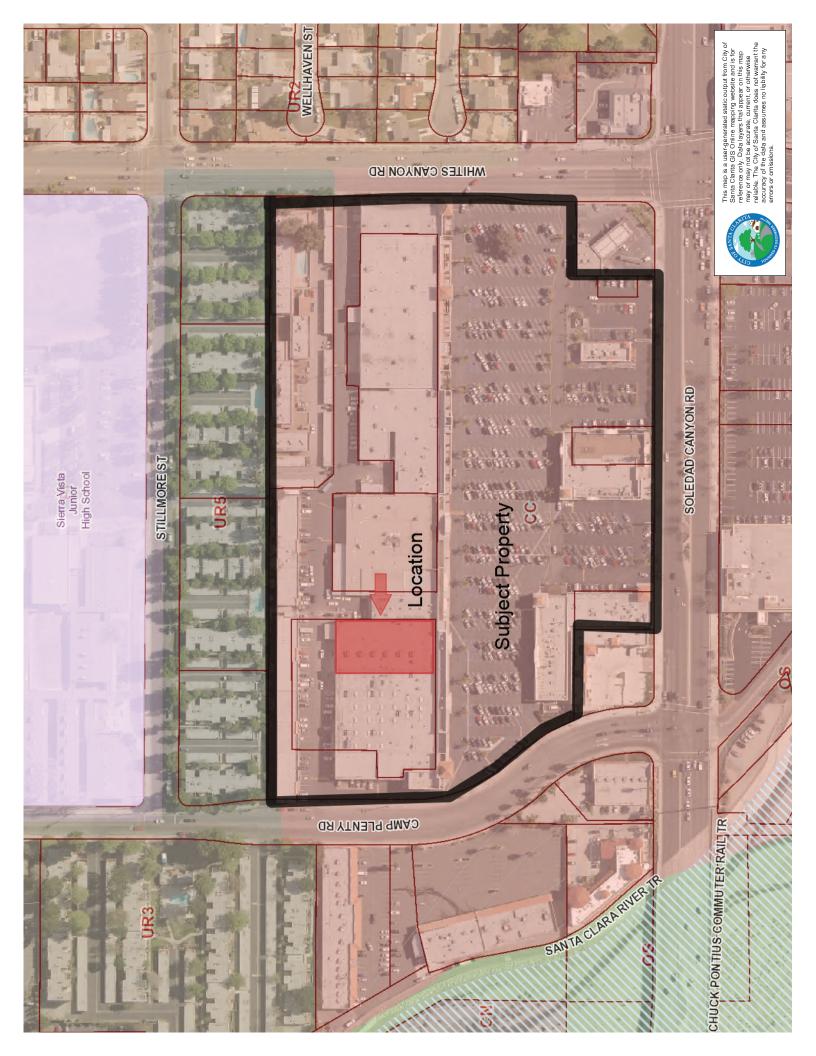
- BS6. The plans shall show full compliance with current disabled access requirements of Chapter 11B of the California Building Code. The plans shall clearly show all areas that are usable by the public and employees to be fully accessible. Any check-out stands, transaction counters, shall be accessible and detailed on the submitted plans. For small tenant improvements projects (with valuations less than \$143,303, for 2014), 20% of the project valuation shall go to any necessary accessibility upgrades of existing features.
- BS7. Any new storage or fixture racks over six feet in height, or where high-pile storage racks are installed, structural calculations shall be provided with the plan submittal. Structural calculations shall comply with the Rack Manufacturers Institute (RMI) specifications. Drilled-in anchors for rack installations shall have a statement of special inspection on the submitted plans.
- BS8. These general conditions are based on a review of preliminary plans submitted by the applicant. Additional comments and more detailed building code requirements will be listed during the plan review process when plans are submitted to Building and Safety.

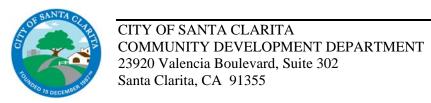
ENVIRONMENTAL SERVICES

- ES1. All demolition projects regardless of valuation and all renovation or improvement projects valuated greater than \$100,000 must comply with the City's Construction and Demolition Materials (C&D) Recycling Ordinance.
- ES2. The applicant shall comply with the C&D Materials Recycling Ordinance and the following:
 - a. Construction and Demolition Materials Management Plan (C&DMMP) must be prepared and approved by the Environmental Services Division prior to obtaining any grading or building permits.

Conditions of Approval – Exhibit A Resolution P14-13 Master Case No. 14-088, Conditional Use Permit No. 14-008 Page 5 of 5

- b. A minimum of 50% of the entire project's inert (dirt, rock, bricks, etc.) waste and 50% of the remaining C&D waste must be recycled or reused rather than disposing in a landfill
- c. A deposit of 3% of the estimated total project cost or \$25,000, whichever is less, is required. The full deposit will be returned to the applicant upon proving that 50% of the inert and remaining C&D waste was recycled or reused.
- ES3. Per the California Green Building Standards Code, 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.
- ES4. All projects within the City that are not self-hauling their waste materials must use one of the City's franchised haulers for temporary and roll-off bin collection services. The applicant shall contact Environmental Services staff at 661-286-4098 for a complete list of franchised haulers in the City.





NOTICE OF PUBLIC HEARING

APPLICATION: Master Case No. 14-088

Conditional Use Permit 14-008

PROJECT APPLICANT: Hope of the Valley Rescue Mission

PROJECT LOCATION: 19379 Soledad Canyon Road

PROJECT DESCRIPTION: The applicant, Hope of the Valley Rescue Mission, is requesting the approval of a Conditional Use Permit to allow for the operation of a nonprofit thrift store that includes a donation facility. The store would be located in an existing 14,345 square-foot suite located at 19379 Soledad Canyon Road in the Canyon Center Shopping Center. No donations will be accepted through the front door of the store. The applicant is proposing a secure drop box in the back of the store to ensure no donated items, garbage or bags will be left out in public view. Signs and cameras will be provided to deter customers from dropping off unwarranted items after hours. The proposed operating hours are from 9:00 a.m. to 8:00 p.m. Monday through Saturday and from 10:00 a.m. to 6:00 p.m. on Sundays.

The City of Santa Clarita Planning Commission will conduct a public hearing on this matter on the following date:

DATE: Tuesday, September 2, 2014

TIME: At or after 6:00 p.m.

LOCATION: City Hall, Council Chambers

23920 Valencia Blvd., First Floor

Santa Clarita, CA 91355

A NOTICE OF EXEMPTION was prepared for the proposed project. The project is exempt from the California Environmental Quality Act (CEQA) under Article 19 Categorical Exemptions, Section 15301, Class 1. A Class 1 "Existing Facilities" exemption consists of the operation, permitting, leasing or minor alteration of existing public or private structures.

If you wish to challenge the action taken on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or written correspondence delivered to the City of Santa Clarita at, or prior to, the public hearings. If you wish to have written comments included in the materials the Planning Commission receives prior to the public hearing, it must be submitted to the Community Development Department by Friday, August 22, 2014.

For further information regarding this proposal, you may contact the project planner at the City of Santa Clarita, Permit Center, 23920 Valencia Blvd., Suite 140, Santa Clarita, CA 91355. Telephone: (661) 255-4330. Website: www.santa-clarita.com/planning. Send written correspondence to: 23920 Valencia Blvd., Suite 302, Santa Clarita, CA 91355. Project Planner: Mike Ascione, Assistant Planner II, mascione@santa-clarita.com.

Jeff W. Hogan, AICP Planning Manager

Published: The Signal, August 12, 2014

NOTICE OF EXEMPTION

TO: FROM:

[X] County ClerkCounty of Los Angeles12400E Imperial Hwy., Rm. 2001Norwalk, CA 90650

City of Santa Clarita Community Development 23920 Valencia Boulevard, Suite #302 Santa Clarita, CA 91355



Office of Planning and Research 1400 Tenth Street Sacramento, CA 95814

DATE: September 2, 2014

PROJECT NAME: Master Case No. 14-088; CUP 14-008 – Thrift Store

PROJECT LOCATION: 19379 Soledad Canyon Road (APN: 2803-037-010)

PROJECT DESCRIPTION: The applicant, Hope of the Valley Rescue Mission, is requesting the approval of a Conditional Use Permit to allow for the operation of a nonprofit thrift store that includes a donation facility. The store would be located in an existing 14,345 square-foot suite located at 19379 Soledad Canyon Road in the Canyon Center Shopping Center. No donations will be accepted through the front door of the store. The applicant is proposing a secure drop box in the back of the store to ensure no donated items, garbage or bags will be left out in public view. Signs and cameras will be provided to deter customers from dropping off unwarranted items after hours. The proposed operating hours are from 9:00 a.m. to 8:00 p.m. Monday through Saturday and from 10:00 a.m. to 6:00 p.m. on Sundays.

PROJECT APPLICANT: Hope of the Valley Rescue Mission

This is to advise that the [] Administrative Hearing Officer [X] Planning Commission [] City Council of the City of Santa Clarita has approved the above project on September 2, 2014. Review of the project by the Department of Community Development found that the project is exempt from the provisions of the California Environmental Quality Act.

EXEMPT STATUS: California Environmental Quality Act under Article 19 Section 15301, the project is exempt under Class 1. A Class 1 exemption consists of the operation, repair, maintenance, and/or minor alteration of existing structures or facilities involving negligible or no expansion. The project would require minor improvements to the subject tenant space to comply with building code requirements.

Person or agency carrying out the project: City of Santa Clarita, Community Development Department

This is to certify that the Notice of Exemption with comments/responses and record of project approval is available for public review at:

City of Santa Clarita Community Development Department 23920 Valencia Boulevard, Suite 302 Santa Clarita, California 91355 (661) 255-4330

Contact Person/	Title: Mike Ascione	e, Assistant Planner II
Signature:		

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