

Development Review Committee
Master Case 25-025
One Stop 25-002
April 3, 2025
Case Planner: Justin Sauder

Applicant: Paars Inc.
Attn: Jason Robinson
PO Box 881504
Los Angeles, CA 90009

Location: 24901 Bella Vista Drive
Assessor's Parcel Number (APN): 2829-029-060

Proposal: The applicant, Paars Inc., is requesting a One Stop to construct an approximately 2,227 square foot single-family residence and a 466 square foot attached garage. The site is zoned Urban Residential 1 (UR1) in the community of Newhall.

Note: The following divisions attached comments/conditions for this project:

1. Planning
2. Engineering Services
3. Traffic Engineering
4. Building and Safety
5. Environmental Services
6. Special Districts

The comments provided in this document are preliminary. Additional comments or conditions of approval may be issued upon resubmittal. If you have any questions or need more information, please call Justin Sauder at (661) 255-4916. Your planner is always available to meet with you by appointment.

City of Santa Clarita
Planning Division
Development Review Committee
Planning
Comments/Conditions Return

(X) Revisions Needed
() Cleared for Approval

MASTER CASE: MC25-025
PROJECT: Bella Vista Drive Single-Family Residence
REVIEWED BY: Justin Sauder
EMAIL/PHONE: jsauder@santa-clarita.com / (661) 255-4916
DATE: April 3, 2025

Key Observations

1. Update the site plan to indicate the front yard setback requirement is met. See comment PL5.
2. Provide updated elevations to determine the roof pitch of the proposed single-family residence. See comment PL11.

Comments

These comments MUST be addressed upon resubmittal/prior to Planning approval

Entitlements

- PL1. Should the applicant choose to move forward with this project, the One Stop Review fee of \$2,050 shall be applied toward the required entitlement fees upon formal submittal. Based on the general information provided as part of the One Stop application, the following entitlements are, or may be, required for the project:

Land Use Entitlement	Fee
<u>Administrative Permit:</u> An Administrative Permit (AP) is required for the construction of a new single-family residence.	\$990
<u>Adjustment Permit:</u> An Adjustment Permit (ADJ) is required for a single-family residence with a roof slope less than two to twelve (2:12) feet.	\$1,820

All fees listed above are current as of April 2, 2025. Entitlement fees adjust every September. The applicant shall pay the fee in place at the time of submittal. Prior to submittal, please contact the Planning Division or check the City's website to verify the current fee schedule. The Entitlement Application Submittal Requirements checklists

City of Santa Clarita
Planning Division
Development Review Committee
Planning
Comments/Conditions Return

(X) Revisions Needed () Cleared for Approval
--

for the various applications can be found at the Planning Division's website:
www.santa-clarita.com/planning

California Environmental Quality Act (CEQA)

- PL2. The proposed project may be exempt from the California Environmental Quality Act (CEQA) as a Class 3 exemption for a single-family home. A Class 3 exemption includes a single-family residence in a residential zone. As such, the proposed single-family residence is for a Class 3 exemption.

General Plan Consistency/Zoning Compliance/Land Use

- PL3. The project shall comply with the development standards for residential development in the Unified Development Code (UDC) including, but not limited to, Sections 17.33.010 (Urban Residential 1 Zone), 17.42 (Residential Use Types), 17.51 (Development Standards – All Zones), and 17.57 (Property Development Standards – Residential). The applicant must also comply with the Santa Clarita Municipal Code (SCMC), including but not limited to, Title 16 Subdivisions, for the proposed map.
- PL4. The subject property is located in the Urban Residential 1 (UR1) zone and is designated UR1 under the City's General Plan. The UR1 zone provides for residential neighborhoods at densities that require urban services. As a reference, the general development standards for the UR1 zone are outlined in the table below:

Maximum density (units per gross acre)	2.0
Minimum density (units per acre)	N/A
Minimum net lot area (in square feet)	20,000
Lot width (in feet)	75
Cul-de-sac/knuckle lot width (in feet)	40
Front yard setback (in feet)	20
Side yard setback, each side (in feet)	5/5
Side yard setback, reverse corner lot (in feet)	10
Rear yard setback (in feet)	15
Maximum height of main structure without a CUP (in feet)	35
Maximum height of accessory structures not exceeding the height of the main structure without a CUP (in feet)	35
Distance between main structures (in feet)	10

City of Santa Clarita
Planning Division
Development Review Committee
Planning
Comments/Conditions Return

(X) Revisions Needed () Cleared for Approval
--

Distance between main and accessory structures (in feet)	6
Setbacks for public and semi-public uses from residential property lines (in feet)	25

Site Plan

- PL5. The front building setback of 20 feet shall be measured from the maximum required street width for a private street. Upon resubmittal, please revise the site plan to indicate the single-family residence is setback a minimum of 20 feet from Bella Vista Drive.
- PL6. Please revise the site plan to include the existing on-street parking on the south of the subject site.
- PL7. Upon formal submittal, please revise the site plan to indicate if any walls or fences are proposed.

Architecture

- PL8. Prior to submittal for any building plans, the applicant shall review the Community Character and Design Guidelines (CCDGs). The CCDGs provide clear direction for site design and architectural standards. The guidelines can be found on the Planning website at www.santa-clarita.com/planning. Upon formal submittal, please indicate the architectural style of the single-family residence and submit a completed CCDG check list. The single-family residence should incorporate architectural features that are appropriate for the community of Newhall.
- PL9. All buildings shall be designed with architectural treatments and articulation on all sides (360-degree architecture). Building materials shall be high-quality, durable, and natural-appearing. Building enhancements may include vertical and horizontal articulation and incorporation of architectural treatments and design elements. As such, please revise the elevations to ensure the single-family residence includes building articulation on all sides.
- PL10. Upon formal submittal, please provide updated elevations that indicate the proposed colors and materials of the single-family residence.
- PL11. Based on the elevations provided, it appears the proposed roof has a slope less than two to twelve (2:12) feet. Pursuant to UDC Section 17.57.020.G, a single-family residence with a sloped roof less than two to twelve shall be approved with an ADJ permit. Upon formal resubmittal, please revise the elevations to clearly indicate the pitch of the roof to determine if an ADJ permit is necessary.

City of Santa Clarita
Planning Division
Development Review Committee
Planning
Comments/Conditions Return

(X) Revisions Needed () Cleared for Approval
--

Conditions

The following conditions may be applicable when planning approval is received. Additional comments may be added while the plan is being processed for entitlement:

PL12. N/A

City of Santa Clarita
Planning Division
Development Review Committee
Engineering Services
Comments/Conditions Return

(X) Revisions Needed
() Cleared for Approval

MASTER CASE: MC25-025

PROJECT: 24901 Bella Vista Drive

REVIEWED BY: Adam Lewis

EMAIL/PHONE: ALEWIS@santa-clarita.com / 661-255-4966

DATE: February 27, 2025

Comments

These comments MUST be addressed upon resubmittal/prior to Planning approval

- EN1. The applicant must revise the Plan based on the “Preliminary Site Plan” and “Preliminary Grading Plan” requirements on the “Site Plan and Exhibits Checklist” available at: <https://santaclarita.gov/planning/wp-content/uploads/sites/10/2024/03/Site-Plan-and-Exhibits-Checklist-2024.pdf>

General Requirements

- EN2. The applicant must provide or update the preliminary site plan/preliminary grading plan/tentative map to include the following:
- A. Proposed buildings and structures and the dimensions, square footage, and pad elevations of each

Grading & Geology Requirements

- EN3. The applicant must provide or update the preliminary grading plan to include the following:
- A. All proposed elevations including contours (2' or 5' contour interval) and spot elevations
 - B. Grading quantities (excavation, fill, site balance, import, export)
 - C. Pad elevations of proposed buildings
- EN4. The applicant must update the preliminary grading plan to show all proposed grading and all proposed earthwork quantities. If import or export is required, additional conditions may be included.

Drainage Requirements

- EN5. The applicant must provide or update the preliminary site plan/preliminary grading plan to include the following:
- A. Method of drainage with grades and drainage pattern arrows
 - B. Show contours for surrounding properties to demonstrate drainage patterns

City of Santa Clarita
Planning Division
Development Review Committee
Engineering Services
Comments/Conditions Return

(X) Revisions Needed () Cleared for Approval
--

C. All on-site and off-site storm drain systems

- EN6. The applicant must provide for contributory drainage from adjoining properties and return drainage to its natural conditions.

Sewer Improvement Requirements

- EN7. The applicant must provide or update the preliminary site plan/preliminary grading plan to include the following:
- A. All existing and proposed sanitary sewer main lines and easements (indicate if public or private)
 - B. Private sewer laterals from the proposed buildings to the point of connection with the sewer systems

Conditions

The following conditions may be applicable when planning approval is received. Additional comments may be added while the plan is being processed for entitlement:

- EN8. N/A

City of Santa Clarita
Planning Division
Development Review Committee
Traffic Engineering
Comments/Conditions Return

() Revisions Needed (X) Cleared for Approval
--

MASTER CASE: 25-025

PROJECT: SFR on Bella Vista Drive

REVIEWED BY: Ian Pari

EMAIL/PHONE: ipari@santaclarita.gov / 661-284-1402

DATE: 02/19/25

Key Observations

1. Prior to map approval or issuance of first building permit, whichever comes first, the applicant shall pay the applicable Bridge and Thoroughfare (B&T) District Fee. (TE1)

Conditions

The following conditions may be applicable when planning approval is received. Additional comments may be added while the plan is being processed for entitlement:

- TE1. Prior to map approval or issuance of first building permit, whichever comes first, the applicant shall pay the applicable Bridge and Thoroughfare (B&T) District Fee to implement the Circulation Element of the General Plan as a means of mitigating the traffic impact of this project. This project is located in the Via Princessa B&T District. The current rate for this District is \$22,710. The B&T rate is subject to change and is based on the rate at the time of payment.

City of Santa Clarita
Planning Division
Development Review Committee
Building and Safety
Comments/Conditions Return

() Revisions Needed
(X) Cleared for Planning
Approval

MASTER CASE: MC25-025
PROJECT: New Two-Story SFD with Attached Garage
PROJECT APN: 24901 Bella Vista Drive
REVIEWED BY: Fredrik Svendsen
EMAIL/PHONE: FSVENDSEN@santa-clarita.com / (661) 255-4913
DATE: February 20, 2025

Key Observations

1. N/A

Comments

These comments MUST be addressed upon resubmittal/prior to Planning approval

- BS1. Construction drawings must be submitted to the Building and Safety Division Permit Center for plan review and building permit issuance. Structural calculations, energy calculations and geotechnical reports must be part of the plan submittal.
- BS2. Construction drawings submitted for plan review must show full compliance with all applicable local, county, state and federal requirements and codes. The project must comply with the building codes in effect at time of building permit application. The current state building codes are: the 2022 California Building (CBC), Residential (CRC), Mechanical (CMC), Plumbing (CPC), Electrical (CEC), Fire (CFC), Energy Code, and the 2022 California Green Building Standards Code (CalGreen). Projects submitted to Building and Safety on or after July 1, 2024 must also comply with the California Mid-Code cycle supplements.
- BS3. Construction drawings submitted for plan review must be complete. Submitted plans must show all architectural, structural, mechanical, plumbing, and electrical work that will be part of this project. Civil, landscape, interior design and other plans not related to the building code are not reviewed by the Building and Safety Division.
- BS4. The City of Santa Clarita has amended some portions of the California Building & Residential Codes. A copy of these amendments is available at the Building and Safety public counter and on our website at: <https://santaclarita.gov/building-safety/building-codes-design-criteria/>.

City of Santa Clarita
Planning Division
Development Review Committee
Building and Safety
Comments/Conditions Return

() Revisions Needed (X) Cleared for Planning Approval
--

- BS5. All plans shall be prepared by qualified licensed design professionals (California licensed architects and engineers).
- BS6. The new single-family dwelling must have a fully automatic fire sprinkler system installed.
- BS7. The new single-family dwelling with attached garages must have a listed raceway installed to accommodate a 208/240- volt, 40-ampere dedicated branch circuit for future EV charging per CalGreen 4.106.4.1.
- BS8. The new single-family dwelling must have a photovoltaic (PV) system meeting the minimum qualification requirements per section 150.1(c)14 of the California Energy Code, installed prior to occupancy.
- BS9. Construction drawings may be submitted electronically or by submitting paper plans. In either case an “eService Account” must be created to use our online permitting system. Please log on to: www.santaclarita.gov/eservice and create an account by clicking “register for an Account.”
- BS10. The submitted site plan must show all lot lines, any easements, restricted use areas, etc. Any construction proposed in an easement must obtain the easement owner’s written permission.
- BS11. Prior to issuance of building permits, clearances from the following agencies will be required:
- A. Santa Clarita Planning Division,
 - B. Santa Clarita Engineering Services (for soil report review and grading),
 - C. Santa Clarita Environmental Services (Construction & Demolition Plan deposit),
 - D. Santa Clarita Traffic & Transportation Planning
 - E. Santa Clarita Valley Water Agency,
 - F. Los Angeles County Fire Prevention Bureau,
 - G. Los Angeles County Sanitation District,
 - H. William S. Hart School District and the appropriate elementary school district,
- A referral list with contact information is available at the Building and Safety public counter. Please contact the City division and outside agencies above to determine if there are any plan review requirements and/or fees to be paid. Additional clearances may be required and will be determined during the plan review process.
- BS12. A complete soils and geology investigation report will be required for this project. The report must be formally submitted to the Engineering Services Division for review and approval. The recommendations of the report must be followed and incorporated into the plans for the project. A copy of the report must be submitted to Building & Safety at time of plan submittal.

City of Santa Clarita
Planning Division
Development Review Committee
Building and Safety
Comments/Conditions Return

() Revisions Needed (X) Cleared for Planning Approval
--

- BS13. Prior to issuance of building permits: any rough grading and/or re-compaction that is recommended in the soil/geology report must be completed. A final compaction report and pad certification must be submitted to and approved by the Engineering Services Division.
- BS14. The proposed project appears to be located adjacent to slopes. All structures (including pools and fences) adjacent to ascending or descending slopes must comply with CBC Section 1808.7 regarding setbacks to slopes.
- BS15. Each separate new detached building or structure, such as fences, retaining walls, shade structures, will require separate applications and building permits. These other structures need not be on separate plans, but may be part of the same plans of the main project.
- BS16. These general comments/conditions are based on a review of conceptual plans submitted by the applicant to the Planning Division. This list must not be considered a full plan review by the Building and Safety Division. Detailed comments will be listed during the plan review process when a building permit application and plans are submitted to Building and Safety.

Conditions

BS1. N/A

City of Santa Clarita
Planning Division
Development Review Committee
Environmental Services
Comments/Conditions Return

☐ Revisions Needed
☒ Cleared for Approval

MASTER CASE: MC25-025

PROJECT: The applicant, Paars Design and Build, is requesting a One Stop to construct an approximately 2,700 square foot single-family home located at 24901 Bella Vista Drive on an approximately 6,470 square foot lot. The site is zoned Urban Residential 1 (UR1) within the community of Newhall. A single-family home was approved at this location through MC15-189 that has since expired.

REVIEWED BY: Lindsay Schmandt, Project Technician

EMAIL/PHONE: LSCHMANDT@santa-clarita.com, (661) 255-4910

DATE: February 18, 2025

Comments

These comments MUST be addressed upon resubmittal/prior to Planning approval

- ES1. All single-family residential dwellings must be designed with space out of public view for three 96-gallon trash carts, one each for trash, recycling, and organics. S.C.M.C.§15.44.220
- ES2. In addition, sufficient space must be available for carts to be placed for collection in front of residential dwellings, which will provide convenient collection vehicle access and must not obstruct vehicle path of travel. S.C.M.C.§15.44.220

Conditions

The following conditions may be applicable when planning approval is received. Additional comments may be added while the plan is being processed for entitlement:

- ES3. Before building or grading permit issuance, permittee must submit a Construction and Demolition Materials Management Plan (CDMMP) and receive approval from the Environmental Services Manager or Designee if the project meets the parameters below (S.C.M.C.§15.46.300):
- ES4. All demolition projects (regardless of valuation), all commercial projects of new construction or additions over 1,000 square feet and all tenant improvements, alterations or new construction valued greater than \$200,000, all new residential construction projects and all residential additions and improvements that increase building area, volume, or size must comply with the City's Construction and Demolition Materials (C&D) Recycling Ordinance. S.C.M.C.§15.46.200

City of Santa Clarita
Planning Division
Development Review Committee
Environmental Services
Comments/Conditions Return

☐ Revisions Needed ☒ Cleared for Approval

- ES5. A minimum of 65% of the entire project's inert (dirt, rock, bricks, etc.) waste and 65% of the remaining C&D waste must be recycled or reused rather than disposing in a landfill. S.C.M.C. §15.46.610 and CALGreen sections 4.408, 5.408, 301.1.1 and 301.3
- ES6. For renovation or tenant improvement projects and new construction projects, a deposit of 2% of the estimated total project cost or \$15,000, whichever is less, is required. For demolition projects, a deposit of 10% of the estimated total project cost or \$15,000, whichever is less, is required. The full deposit will be returned to the permittee upon proving that 65% of the inert and remaining C&D waste was recycled or reused. S.C.M.C. §15.46.400
- ES7. All projects within the City that are not self-hauling waste materials must use one of the City's franchised haulers for temporary and roll-off bin collection services. S.C.M.C. §15.44.220

City of Santa Clarita
Planning Division
Development Review Committee
Urban Forestry/Oak Trees
Comments/Conditions Return

() Revisions Needed
() Cleared for Approval

MASTER CASE: MC25-025
PROJECT: One Stop to construct an approximately 2,700 square foot single-family home located at 24901 Bella Vista Drive in the UR1 zone
REVIEWED BY: Fernando Mendoza
EMAIL/PHONE: fmendoza@santa-clarita.com; (661) 290-2206
DATE: March 3, 2025

Key Observations

Reference the comment/condition number

1. The proposed project is subject to the City of Santa Clarita Oak Tree Ordinance and Oak Tree Preservation Guidelines.

Comments

These comments MUST be addressed upon resubmittal/prior to Planning approval

- SD1. Prior to Planning approval, the applicant must submit site plan conforming to the City of Santa Clarita Oak Tree Preservation Guidelines.

Conditions

These comments MUST be addressed upon resubmittal/prior to Planning approval

- SD2. If applicable, based on an updated site plan; Permittee must preserve all oak trees per the City of Santa Clarita Oak Tree Preservation Guidelines.