



CITY OF SANTA CLARITA
 COMMUNITY DEVELOPMENT DEPARTMENT
 23920 Valencia Boulevard, Suite 302
 Santa Clarita, CA 91355

NOTICE OF PUBLIC HEARING

PROJECT TITLE: Jobs Creation Overlay Zone

APPLICATION: Master Case No. 19-002
 Zone Change 19-001, Unified Development Code Amendment 19-001, Specific Plan Amendment 19-002, Initial Study 19-001

PROJECT APPLICANT: City of Santa Clarita

PROJECT LOCATION: Citywide

PROJECT DESCRIPTION: The City is requesting the creation of a new overlay zone within the City of Santa Clarita called the Jobs Creation Overlay Zone (JCOZ). The project would assist the City in achieving a goal of providing two jobs per every new housing unit constructed. The JCOZ would provide incentives for qualifying office projects (up to 5-stories) and industrial projects (up to 55 feet) within its area via a streamlined permitting process. The project would amend Title 17 of the Unified Development Code and Chapter 4 within the Old Town Newhall Specific Plan. The proposed ordinance would allow this type of development and permitting for properties within the JCOZ that are subject to pre-existing development agreements including the Lockheed Rye Canyon Business Park (Southern California Innovation Park) and Gate King Business Park (The Center at Needham Ranch).

PLANNING COMMISSION ACTION: On May 21, 2019 the Planning Commission voted 4-0 (one Commissioner was absent) to recommend that the City Council certify the Negative Declaration prepared for the project and approve the proposed project. Included in the Planning Commission's motion was a request to extend the proposed appeal period for decisions of the Community Development regarding qualifying JCOZ projects from 15 days to 21 days.

ENVIRONMENTAL REVIEW: A draft Negative Declaration has been prepared for this proposed project. The Negative Declaration was subject to a public review period, during which the City of Santa Clarita Community Development Department could receive comments, beginning at 12:00 p.m. on April 30, 2019, and ending at 12:00 p.m. on May 21, 2019. During the public review period, a copy of the draft Negative Declaration and all supporting documents was located at the City Clerk's Office located in the City Hall Building at 23920 Valencia Boulevard, Suite 120, Santa Clarita, CA 91355. A copy of the draft Negative Declaration (without all supporting documents) was posted at the Santa Clarita Library, Valencia Branch during the public review period noted above.

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

DATE: Tuesday, July 9, 2019
 TIME: At or after 6:00 p.m.
 LOCATION: City Hall, Council Chambers
 23920 Valencia Blvd., First Floor
 Santa Clarita, CA 91355

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 hearing described in this notice, or in written correspondence delivered to the City of Santa Clarita at, or prior to, the public hearing.

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: David Peterson, Associate Planner. dpeterson@santa-clarita.com.

Mary Cusick, City Clerk

Published: The Signal, June 19, 2019

Attachment: Public Notice (JCOZ)

ORDINANCE NO. 19-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, ADOPTING A NEGATIVE DECLARATION AND APPROVING MASTER CASE NO. 19-002, CONSISTING OF ZONE CHANGE 19-001, UNIFIED DEVELOPMENT CODE AMENDMENT 19-001, AND SPECIFIC PLAN AMENDMENT 19-002, FOR THE IMPLEMENTATION OF THE JOBS CREATION OVERLAY ZONE

THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The City Council does hereby make the following findings of fact:

- A. The City of Santa Clarita (City) periodically prepares updates to the Unified Development Code (UDC);
- B. The City periodically prepares updates to the Old Town Newhall Specific Plan (ONSP);
- C. The City periodically prepares zone changes for the creation of overlay zones;
- D. The City's General Plan (General Plan) identifies various goals, objectives, and policies to enhance the creation of employment opportunities throughout the City;
- E. The Land Use Element of the General Plan identifies a goal of creating two new jobs for each housing unit for projects approved since 2011;
- F. The Land Use Element of the General Plan identifies a goal of creating 1.5 jobs for each housing unit within the City overall;
- G. The Economic Development Element of the General Plan indicates that 53 percent of Santa Clarita residents commute outside of the City to their places of employment;
- H. The proposed project, Master Case No. 19-002, would create a new overlay zone within the UDC called the Jobs Creation Overlay Zone (JCOZ). The purpose of the JCOZ is to incentivize qualifying office and industrial development projects that maximize employment opportunities and attract businesses within the City's key sectors, including the film and television, biomedical, aerospace, and technology industries;
- I. The JCOZ would be located within eight specific areas of the City and include the following underlying zones: Regional Commercial (CR), Business Park (BP), Community Commercial (CC), Mixed-Use Corridor (MX-C), Specific Plan (SP), and Public Institution (PI);
- J. The JCOZ would affect properties that are subject to pre-existing Development Agreements, including the Lockheed Rye Canyon Business Park (Southern California Innovation Park) and Gate King Business Park (The Center at Needham Ranch);

K. On May 21, 2019, 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;

L. At this Public Hearing, the Planning Commission considered the staff report, staff presentation, applicant presentation, and public testimony, and recommended by a vote of 4-0 (with one absence) that the City Council adopt Master Case No. 19-002; and

M. At this Public Hearing, as part of the Planning Commission's motion, the Planning Commission recommended extending the appeal period for decisions by the Director of Community Development (Director) for qualifying JCOZ projects from 15 days to 21 days.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS. Based upon the foregoing facts and findings, the City Council hereby finds as follows:

A. An Initial Study and a Negative Declaration for this project have been prepared in compliance with the California Environmental Quality Act (CEQA);

B. The Initial Study has been circulated for review and comments by affected governmental agencies and the public, and all comments received, if any, have been considered. The Negative Declaration was posted and advertised on April 30, 2019, in accordance with CEQA. The public review period was open from April 30, 2019, through May 21, 2019;

C. There is no substantial evidence that the project will have a significant effect on the environment. The Negative Declaration reflects the independent judgment of the City of Santa Clarita;

D. The location of the documents and other material which constitutes the record of proceedings upon which the decision of the City Council is based is the Master Case No. 19-002 project file within the Community Development Department and is in the custody of the Director; and

E. The City Council, based upon the findings set forth above, hereby finds that the Negative Declaration for this project has been prepared in compliance with CEQA.

SECTION 3. AMENDMENTS. Unified Development Code Section 17.38.015 (Jobs Creation Overlay Zone) is added to read as follows:

Section 17.38.015 – Jobs Creation Overlay Zone (JCOZ)

A. Purpose: The purpose of the JCOZ is to support the General Plan objective of promoting the creation of strong regional and local economies via the implementation of strategic land use planning policies. Specifically, the JCOZ will: 1) attract and promote the creation of high quality jobs within the City's four targeted industries which include aerospace, biomedical, entertainment, technology, and other industries at the discretion of the Director; 2) enhance the City's overall jobs/housing balance; and 3) provide greater employment opportunities throughout the entire City.

B. **Applicability:** The JCOZ applies only to the construction of office and industrial buildings within the defined overlay zone areas. Office projects must have a minimum height of three-stories and industrial projects must have a minimum height of greater than 35 feet. All other building types that are not office or industrial buildings, including, but not limited to, hotels, hospitals, residential buildings, and vertical mixed-use buildings, are not applicable under the JCOZ.

C. **Design Standards:** The following standards shall apply to any development under the JCOZ in addition to the requirements of the underlying zone.

1. **Height.**
 - a. **Office Buildings.** Construction of office buildings between three and five stories in height shall be permitted without obtaining a Conditional Use Permit and be subject to Development Review.
 - b. **Industrial Buildings.** Construction of industrial buildings between 35 feet 1 inch and 55 feet in height shall be permitted without obtaining a Conditional Use Permit and be subject to Development Review.
 - c. **Additional Height.** Office and industrial buildings exceeding the maximum thresholds defined by this section shall require the approval of a Conditional Use Permit. At the discretion of the Director, architectural treatments may exceed the maximum height thresholds defined by this section without a Conditional Use Permit provided that: 1) the addition does not exceed 10 feet in height; 2) the allowance would be compatible with the architectural design; and 3) the allowance would provide additional architectural articulation and/or screening of rooftop equipment that could not otherwise be achieved within the height thresholds defined by this section.
 - d. The total height of the structure shall be measured from the lowest point of the structure to the highest point of the structure. Loading docks that extend below the grade of the finished floor shall not be counted as the lowest point.
2. **Incentives.** At the discretion of the Director, any or all of the following incentives may be applied to applicable projects within the JCOZ:
 - a. A maximum reduction of required on-site parking of 20 percent;
 - b. Issuance of a Sign Review permit at no fee;
 - c. Development Review of on-site structured parking, provided the structured parking does not exceed the height of the proposed office or industrial building associated with the structured parking; and
 - d. Stealth-mounted Wireless Communications Facilities mounted on an office or industrial building would require a Minor Use Permit. This level of review applies to Wireless Communications Facilities proposed as part of any formal submittal for a qualifying office or industrial building project or at any time after such a formal submittal has been received and/or approved by the City. Stealth-mounted Wireless Communications Facilities must be incorporated into the overall building architecture and be completely concealed from public view.

3. Architecture. As part of the formal submittal, the applicant shall provide full three-dimensional architectural renderings for the proposed office or industrial building project.
 - a. Architecture shall be in conformance with the Community Character and Design Guidelines.
 - b. 360 degree architectural treatments shall be included.
 - c. All renderings shall be in color.
 - d. Renderings shall demonstrate the building from northern, southern, eastern, and western, elevations plus other elevations deemed necessary by the Director.
 - e. Renderings shall demonstrate the proposed office or industrial building with associated landscaping at the time of building completion, and at maturity 10 years after the time of building completion.

- D. Notification. A public notice shall be provided in compliance with this section.
 1. Notice Content. The notice shall include the following information:
 - a. Action Information.
 - i. The date action was taken by the Director;
 - ii. A general description of the City's procedure concerning the conduct of the action;
 - iii. A statement that any interested person or authorized agent may file an appeal of the Director's decision to the Planning Commission; and
 - iv. The phone number, street address, and website of the City, where an interested person can call or visit to obtain additional information.
 - b. Project Information.
 - i. The name of the applicant;
 - ii. The application number(s);
 - iii. A general description of the project and location of the subject property; and
 - iv. A statement that the review authority considered the project's environmental document, if applicable.
 2. Distribution. Notice shall be provided as follows:
 - a. Mailing. Notice shall be delivered on the day action is taken on the project to the following:
 - i. Owner(s) and Applicant. The owner(s) of the subject property, the Applicant, and the applicant's agent, if one has been provided;
 - ii. Surrounding properties. Unless otherwise indicated in this code, all owners of property located adjacent to, and directly across the street from, the exterior boundaries of the subject property, as shown on the County of Los Angeles' last equalized assessment roll, shall be noticed. If the project site is located within a multiple tenant commercial or industrial center, all tenants or property owner, if different, within the center shall also be mailed the notice.
 - iii. Persons requesting a notice. A person who has filed a written request for notice with the Director within one year prior to the action.

3. Additional Notification Requirements.
 - a. A written notice shall be transmitted to the City Council and Planning Commission.
 - b. Additional requirements as determined by the Director.
4. Failure to Receive Notice. The failure of any person or entity to receive notice provided in compliance with this section, or with the State Government Code, shall not invalidate the actions of the review authority.
5. Appeals. If a written request for an appeal to the Planning Commission is received prior to the close of business on the 21st day after the notice is dated, a Public Hearing with the Planning Commission shall be scheduled. Appeals shall be conducted consistent with Section 17.07.040 of this code. If the request for a Public Hearing is rescinded prior to the noticing of the Public Hearing, no Public Hearing will be required.

E. Permitted Uses. Permitted land uses shall be in accordance with the underlying zone for the parcel, as defined by this code. Height, and other design requirements, shall be in accordance with 17.38.015.C.

SECTION 4. AMENDMENTS. Amendments to Chapter 4 of the ONSP are made to include the following:

Section 4.2.010.B – Zones Established

5. The Creative District (CD) zone is applied to properties along Pine Street southerly of Newhall Avenue that offer significant potential for a mixture of creative businesses and business incubation, in addition to current light industry. This zone benefits from Newhall Avenue access and its adjacency to the future industrial area to the east. Allowable architectural types emphasize office and/or shop buildings, which may be served by enclosed yards for outdoor activity. Streetscapes are of urban character, planted primarily to soften the appearance of industrial structures, activities, and traffic. The entire CD zone is located within the Jobs Creation Overlay Zone. Projects that qualify for the JCOZ shall comply with Unified Development Code Section 17.038.015.

Section 4.2.070 – Creative District (CD)

A. Intent. The CD zone is applied to properties along Pine Street southerly of Newhall Avenue that offer significant potential for a mixture of creative businesses and business incubation, in addition to current light industry. Typical uses include those commonly found in the Business Park zone. As buildings are designed for their industrial or commercial function, defined ONSP building and architectural types do not (or may not) apply. Unless expressly stated otherwise in the ONSP, provisions in the City's Community Character and Design Guidelines shall guide industrial/commercial development in the CD zone. The entire CD zone is located within the Jobs Creation Overlay Zone. Projects that qualify for the JCOZ shall comply with Unified Development Code Section 17.038.015. This zone benefits from Newhall Avenue access and its adjacency to the future industrial area to the east. Streetscapes are of urban character, planted primarily to soften the appearance of industrial structures, activities,

and traffic. Parking is accommodated onsite in well landscaped parking lots that are screened from adjacent streets.

C3. Parking Requirements

Residential: 2 spaces per unit plus ½ space guest parking per unit.

Live/Work: 2 spaces / unit plus required commercial/non-residential parking

Non-Residential: see Unified Development Code.

Qualifying Jobs Creation Overlay Zone Projects: see Unified Development Code Section 17.038.015.

D. Building Profile and Type

1. Building Height

(a) Maximum height: 35'

(b) Where an entire block is to be developed, the maximum height of the development/structures shall not exceed 55', permitted by right, not including architectural features.

(c) Qualifying Jobs Creation Overlay Zone projects see Unified Development Code Section 17.038.015.

3. Frontage Types (See Section 4.3.020 for definitions and design standards)

None required.

SECTION 5. GENERAL FINDINGS FOR MASTER CASE NO. 19-002. Based on the foregoing facts and findings for Master Case No. 19-002, the City Council hereby finds as follows:

A. *That the proposal is consistent with the General Plan;*

The JCOZ is consistent with the General Plan including, but not limited to, the following objectives and policies:

1. Policy LU 1.1.5 - Increase infill development and re-use of under-utilized sites within and adjacent to developed urban areas:

The JCOZ would encourage infill and redevelopment within existing urbanized areas. The proposed JCOZ provides incentives to develop commercial properties to their highest and best use. Several of the areas within the proposed JCOZ include commercial development that has been in existence for decades, and incentives would apply to construction of qualified projects on existing improved properties within urbanized areas.

2. Objective LU 4.1 - Promote the creation of strong regional economies:

The proposed JCOZ would attract high-quality employment within the City's key sectors for business attraction. The proposed JCOZ would incentivize qualifying projects within its area to develop to their highest and best use. Projects contemplated by the JCOZ are consistent with the scale and footprint of corporate headquarter buildings and would meet the facilities' needs of an evolving office and industrial market.

3. Objective LU 4.2 - Promote job creation, focusing on employment generators in the technical and professional sectors:

The proposed JCOZ would attract high-quality employment within the City's key sectors for business attraction, including the film and television, biomedical, aerospace, and technology industries. Projects contemplated by the JCOZ are consistent with the scale and footprint of corporate headquarter buildings and would meet the facilities' needs of an evolving office and industrial market.

4. Policy LU 4.2.2 - Achieve a balanced ratio of jobs to housing with a goal of at least 1.5 jobs per household:

The JCOZ would enhance high-quality employment opportunities throughout the City by attracting companies within the City's key sectors for business attraction. Because the JCOZ does not provide incentives for residential projects or commercial land use that generate employment less intensively, the JCOZ would maximize the City's ability to improve its ratio of jobs to housing. However, all future qualifying projects would comply with density requirements of the underlying zone.

5. Objective LU 4.3 - Enhance older commercial and industrial areas:

The proposed JCOZ provides incentives to develop commercial properties to their highest and best use. Several of the areas within the proposed JCOZ include commercial development that has been in existence for decades. The incentives provided would apply to construction and redevelopment of qualified projects on existing improved properties within urbanized areas.

B. *The proposal is allowed within the applicable underlying zone and complies with all other applicable provisions of the UDC;*

The JCOZ would create incentives to enhance high-quality employment opportunities throughout the City. The JCOZ would be located in the City's most intensive commercial zone, including Regional Commercial (CR), Business Park (BP), Community Commercial (CC), Mixed-Use Corridor (MX-C), and the Creative District (CD) within the Specific Plan zone (SP) of the ONSP. Future qualifying projects within the JCOZ would be subject to the requirements of the JCOZ and underlying zone, including requirements for maximum floor area ratio (FAR).

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*

The creation of the JCOZ includes no new development. As a result, it 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. Future qualifying projects within the JCOZ would be subject to the requirements of the JCOZ and underlying zone in which they are located, and be subject to CEQA on a project-by-project basis.

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;*

The proposed JCOZ includes no new development. However, future qualifying projects within the JCOZ would be subject to the requirements of the JCOZ and underlying zone in which they are located, and would be subject to CEQA on a project-by-project basis. The location of proposed areas within the JCOZ were based on criteria that would incentivize projects that are consistent with the existing urbanized context and minimize visual impacts from surrounding land uses.

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;*

The proposed JCOZ includes no new development. However, future qualifying projects within the JCOZ would be subject to the requirements of the JCOZ and underlying zone in which they are located, and would be subject to CEQA on a project-by-project basis. Future qualifying projects would be subject to maximum FAR requirements of the underlying zone. The location of proposed areas within the JCOZ were based on criteria that would incentivize projects that are consistent with the existing urbanized context. Each area has access to local freeways and major arterial roadways for purposes of efficient access and goods movement.

3. *Public protection services (e.g., Fire protection, Sheriff protection, etc.) are readily available; and*

The proposed JCOZ includes no new development. However, future qualifying projects within the JCOZ would be subject to the requirements of the JCOZ and underlying zone in which they are located, and be subject to CEQA on a project-by-project basis.

4. *The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.) is adequate to serve the site. All areas within the JCOZ are currently equipped with utilities or access to utilities.*

The proposed JCOZ includes no new development. However, future qualifying projects within the JCOZ would be subject to all requirements of the JCOZ and underlying zone in which they are located, and would be subject to CEQA on a project-by-project basis.

SECTION 6. ADDITIONAL FINDINGS FOR UDC AMEMNDMENT 19-001. Based on the foregoing facts and findings for Master Case No. 19-002, the City Council hereby finds as follows:

A. *The amendment is consistent with the adjacent area(s), if applicable;*

The proposed JCOZ includes no new development. However, future qualifying projects within the JCOZ would be subject to the requirements of the JCOZ and requirements of the underlying zone in which they are located, and would be subject to CEQA review on a project-by-project basis.

The location of proposed areas within the JCOZ were based on criteria that would incentivize projects that are consistent with the existing urbanized context and minimize visual impacts from surrounding land uses. Specifically, JCOZ areas would be in commercial locations that minimize proximity to residential uses and are separated from residential uses by existing topography, distance, landscaping or other natural features, and/or grade separation.

B. *The amendment is consistent with the principles of the General Plan;*

The JCOZ is consistent with the General Plan including, but not limited to, the following objectives and policies:

1. Policy LU 1.1.5 - Increase infill development and re-use of under-utilized sites within and adjacent to developed urban areas:

The JCOZ would encourage infill and redevelopment within existing urbanized areas. The proposed JCOZ provides incentives to develop commercial properties to their highest and best use. Several of the areas within the proposed JCOZ include commercial development that has been in existence for decades, and incentives would apply to construction of qualified projects on existing improved properties within urbanized areas.

2. Objective LU 4.1 - Promote the creation of strong regional economies:

The proposed JCOZ would attract high-quality employment within the City's key sectors for business attraction. The proposed JCOZ would incentivize qualifying projects within its area to develop to their highest and best use. Projects contemplated by the JCOZ are consistent with the scale and footprint of corporate headquarter buildings and would meet the facilities' needs of an evolving office and industrial market.

3. Objective LU 4.2 - Promote job creation, focusing on employment generators in the technical and professional sectors:

The proposed JCOZ would attract high-quality employment within the City's key sectors for business attraction, including the film and television, biomedical, aerospace, and technology industries. Projects contemplated by the JCOZ are consistent with the scale and footprint of corporate headquarter buildings and would meet the facilities' needs of an evolving office and industrial market.

4. Policy LU 4.2.2 - Achieve a balanced ratio of jobs to housing with a goal of at least 1.5 jobs per household:

The JCOZ would enhance high-quality employment opportunities throughout the City by attracting companies within the City's key sectors for business attraction. Because

the JCOZ does not provide incentives for residential projects or commercial land use that generate employment less intensively, the JCOZ would maximize the City's ability to improve its ratio of jobs to housing. However, all future qualifying projects would comply with density requirements of the underlying zone.

5. Objective LU 4.3 - Enhance older commercial and industrial areas:

The proposed JCOZ provides incentives to develop commercial properties to their highest and best use. Several of the areas within the proposed JCOZ include commercial development that has been in existence for decades. The incentives provided would apply to construction and redevelopment of qualified projects on existing improved properties within urbanized areas.

C. *That approval of the amendment will be in the interest of public health, convenience, safety, and the general welfare, and will be in conformity with good zoning practices;*

The proposed JCOZ includes no new development and, as such, does not conflict with the public health, convenience, safety, and the general welfare of the public. Because future qualifying development would be subject to the requirements of the underlying zone and require CEQA review on a project-by-project basis, the JCOZ is in conformity with good zoning practices.

D. *The amendment is consistent with other applicable provisions of this code; and*

The JCOZ is consistent with all applicable provisions of the General Plan as indicated in response Section 4B. The JCOZ proposes no new development. However, future qualifying projects under the JCOZ would be consistent with applicable provisions of the UDC, as they would be subject to the requirements of the underlying zone.

E. *That it is necessary to implement the General Plan and/or that the public convenience, the general welfare or good zoning practices justifies such an action.*

The JCOZ would create incentives within its area to enhance high-quality employment opportunities throughout the City. This would enhance the City's ability to comply with the General Plan goal of two new jobs for every new housing unit built since 2011, and 1.5 new jobs for every unit within the City overall. It would also serve to reduce the number of residents commuting out of the City for employment.

SECTION 7. ADDITIONAL FINDINGS FOR SPECIFIC PLAN AMENDMENT

19-002. Based on the foregoing facts and findings for Master Case No. 19-002, the City Council hereby finds as follows:

A. *That the proposal is consistent with the General Plan;*

The JCOZ is consistent with the General Plan including, but not limited to, the following objectives and policies:

1. Policy LU 1.1.5 - Increase infill development and re-use of under-utilized sites within and adjacent to developed urban areas:

The JCOZ would encourage infill and redevelopment within existing urbanized areas. The proposed JCOZ provides incentives to develop commercial properties to their highest and best use. Several of the areas within the proposed JCOZ include commercial development that has been in existence for decades, and incentives would apply to construction of qualified projects on existing improved properties within urbanized areas.

2. Objective LU 4.1 - Promote the creation of strong regional economies:

The proposed JCOZ would attract high-quality employment within the City's key sectors for business attraction. The proposed JCOZ would incentivize qualifying projects within its area to develop to their highest and best use. Projects contemplated by the JCOZ are consistent with the scale and footprint of corporate headquarter buildings and would meet the facilities' needs of an evolving office and industrial market.

3. Objective LU 4.2 - Promote job creation, focusing on employment generators in the technical and professional sectors:

The proposed JCOZ would attract high-quality employment within the City's key sectors for business attraction, including the film and television, biomedical, aerospace, and technology industries. Projects contemplated by the JCOZ are consistent with the scale and footprint of corporate headquarter buildings and would meet the facilities' needs of an evolving office and industrial market.

4. Policy LU 4.2.2 - Achieve a balanced ratio of jobs to housing with a goal of at least 1.5 jobs per household:

The JCOZ would enhance high-quality employment opportunities throughout the City by attracting companies within the City's key sectors for business attraction. Because the JCOZ does not provide incentives for residential projects or commercial land use that generate employment less intensively, the JCOZ would maximize the City's ability to improve its ratio of jobs to housing. However, all future qualifying projects would comply with density requirements of the underlying zone.

5. Objective LU 4.3 - Enhance older commercial and industrial areas:

The proposed JCOZ provides incentives to develop commercial properties to their highest and best use. Several of the areas within the proposed JCOZ include commercial development that has been in existence for decades. The incentives provided would apply to construction and redevelopment of qualified projects on existing improved properties within urbanized areas.

B. *The proposal is allowed within the applicable underlying zone and complies with all other applicable provisions of the UDC;*

The JCOZ would create incentives to enhance high-quality employment opportunities throughout the City. The JCOZ would be located in the City's most intensive commercial zones including Regional Commercial (CR), Business Park (BP), Community Commercial (CC), Mixed-Use Corridor (MX-C), and the Creative District (CD) within the Specific Plan zone (SP) of the ONSP. Future qualifying projects within the JCOZ

would be subject to the requirements of the JCOZ and underlying zone, including requirements for maximum FAR.

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

The creation of the JCOZ includes no new development. As a result, it 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. Future qualifying projects within the JCOZ would be subject to the requirements of the JCOZ and underlying zone in which they are located. Future qualifying projects would be subject to CEQA on a project-by-project basis.

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;

The proposed JCOZ includes no new development. However, future qualifying projects within the JCOZ would be subject to the requirements of the JCOZ and underlying zone in which they are located and be subject to CEQA on a project-by-project basis. The location of proposed areas within the JCOZ were based on criteria that would incentivize projects that are consistent with the existing urbanized context and minimize visual impacts from surrounding land uses.

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;

The proposed JCOZ includes no new development. Future qualifying projects within the JCOZ would be subject to the requirements of the JCOZ and underlying zone in which they are located and be subject to CEQA on a project-by-project basis. Future qualifying projects would be subject to maximum FAR requirements of the underlying zone. The location of proposed areas within the JCOZ were based on criteria that would incentivize projects that are consistent with the existing urbanized context. Each area has access to local freeways and major arterial road ways for purposes of efficient access and goods movement.

3. Public protection services (e.g., Fire protection, Sheriff protection, etc.) are readily available; and

The proposed JCOZ includes no new development. However, future qualifying projects within the JCOZ would be subject to the JCOZ and requirements of the underlying zone in which they are located. Future qualifying projects would also be subject to CEQA on a project-by-project basis.

4. *The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.) is adequate to serve the site. All areas within the JCOZ are currently equipped with utilities or access to utilities.*

The proposed JCOZ includes no new development. However, future qualifying projects within the JCOZ would be subject to all requirements of the underlying zone in which they are located and be subject to CEQA on a project-by-project basis.

SECTION 8. ADDITIONAL FINDINGS FOR ZONE CHANGE 19-001. Based on the foregoing facts and findings for Master Case No. 19-002, the City Council finds as follows:

A. *That the modified conditions warranted a revision in the zoning map as it pertains to the area(s) under consideration;*

The JCOZ would apply to eight areas within the City and would assist in achieving goals and policies identified in the General Plan. In order to preserve the existing urban context, minimize impacts on residential zones, and provide for efficient goods movement, areas within the JCOZ were selected by applying five distinct criteria. Although JCOZ areas would be subject to requirements of the underlying zone, it would amend these requirements with new incentives for qualifying projects. These incentives are not applicable to projects that do not qualify, nor are they applicable to projects outside of the JCOZ. As such, the creation of an overlay zone is warranted.

B. *That a need for a proposed zone classification exists within such area(s); and*

The JCOZ would apply to eight areas within the City and would assist in achieving goals and policies identified in the General Plan. In order to preserve the existing urban context, minimize impacts on residential zones, and provide for efficient goods movement, areas for the JCOZ were selected by applying five distinct criteria. Although JCOZ areas would be subject to requirements of the underlying zone, it would amend these requirements with new incentives for qualifying projects. These incentives are not applicable to projects that do not qualify, nor are they applicable to projects outside of the JCOZ. As such, the need for a proposed overlay zone within such areas is warranted.

C. *That the particular properties under consideration are a proper location for said zone classification within such area:*

1. *That the placement of the proposed zone at such locations will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice; and*

The proposed JCOZ includes no new development and, as such, does not conflict with the public health, convenience, safety, and the general welfare of the public. Because future qualifying development would be subject to the requirements of the underlying zone and require CEQA review on a project-by-project basis, the JCOZ is in conformity with good zoning practices.

2. *That the proposed zone change is consistent with the adopted General Plan for the areas unless a General Plan amendment is filed concurrently and approved with said zone change.*

The JCOZ is consistent with the General Plan including, but not limited to, the following objectives and policies:

a. Policy LU 1.1.5 - Increase infill development and re-use of under-utilized sites within and adjacent to developed urban areas:

The JCOZ would encourage infill and redevelopment within existing urbanized areas. The proposed JCOZ provides incentives to develop commercial properties to their highest and best use. Several of the areas within the proposed JCOZ include commercial development that has been in existence for decades and incentives would apply to construction of qualified projects on existing improved properties within urbanized areas.

b. Objective LU 4.1 - Promote the creation of strong regional economies:

The proposed JCOZ would attract high-quality employment with the City's key sectors for business attraction. The proposed JCOZ would incentivize qualifying projects within its area to develop to their highest and best use. Projects contemplated by the JCOZ are consistent with the scale and footprint of corporate headquarter buildings and would meet the facilities' needs of an evolving office and industrial market.

c. Objective LU 4.2 - Promote job creation, focusing on employment generators in the technical and professional sectors:

The proposed JCOZ would attract high-quality employment within the City's key sectors for business attraction including the film and television, biomedical, aerospace, and technology industries. Projects contemplated by the JCOZ are consistent with the scale and footprint of corporate headquarter buildings and would meet the facilities' needs of an evolving office and industrial market.

d. Policy LU 4.2.2 - Achieve a balanced ratio of jobs to housing with a goal of at least 1.5 jobs per household:

The JCOZ would enhance high-quality employment opportunities throughout the City by attracting companies within the City's key sectors for business attraction. Because the JCOZ does not provide incentives for residential projects or commercial land use that generate employment less intensively, the JCOZ would maximize the City's ability to improve its ratio of jobs to housing. However, all future qualifying projects would comply with density requirements of the underlying zone.

e. Objective LU 4.3 - Enhance older commercial and industrial areas:

The proposed JCOZ provides incentives to develop commercial properties to their highest and best use. Several of the areas within the proposed JCOZ include commercial development that has been in existence for decades. The incentives provided would apply to construction and redevelopment of qualified projects on existing improved properties within urbanized areas.

SECTION 9. LOCKHEED RYE CANYON BUSINESS PARK (Ord. 96-22) AND GATE KING BUSINESS PARK (Ord. 03-10) DEVELOPMENT AGREEMENTS.

A. Notwithstanding the provisions of these Development Agreements, properties subject to these agreements may be developed consistent with the provisions of this Ordinance, provided that they are otherwise consistent with the terms of the governing Development Agreements. Any such development shall not require a further amendment of such Development Agreements.

SECTION 10. If any portion of this ordinance is held to be invalid, that portion shall be stricken and severed, and the remaining portions shall be unaffected and remain in full force and effect.

SECTION 11. This ordinance shall be in full force and effect 30 days from its passage and adoption.

SECTION 12. The City Clerk shall certify to the passage of this ordinance and shall cause the same to be published as required by law.

PASSED, APPROVED, AND ADOPTED this 27th day of August, 2019.

MAYOR

ATTEST:

CITY CLERK

DATE:_____

Attachment: Ordinance [Revision 2] (JCOZ)

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SANTA CLARITA)

I, Mary Cusick, City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Ordinance 19- was regularly introduced and placed upon its first reading at a regular meeting of the City Council on the 9th day of July 2019. That thereafter, said Ordinance was duly passed and adopted at a regular meeting of the City Council on the 27th day of August 2019, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

AND I FURTHER CERTIFY that the foregoing is the original of Ordinance No. 19- and was published in The Signal newspaper in accordance with State Law (G.C. 40806).

CITY CLERK

Attachment: Ordinance [Revision 2] (JCOZ)

EXHIBIT C: DRAFT UNIFIED DEVELOPMENT CODE AMENDMENTS REDLINE

Existing language with new text shown in red underline. Language to be removed shown in ~~strikethrough~~.

17.38.015 – Jobs Creation Overlay Zone (JCOZ)

- A. Purpose: The purpose of the JCOZ is to support the General Plan objective of promoting the creation of strong regional and local economies via the implementation of strategic land use planning policies. Specifically, the JCOZ will: 1) attract and promote the creation of high quality jobs within the City’s four targeted industries which include aerospace, biomedical, entertainment, technology, and other industries at the discretion of the Director; 2) enhance the City’s overall jobs/housing balance; and 3) provide greater employment opportunities throughout the entire City.
- B. Applicability: The JCOZ applies only to the construction of office and industrial buildings within the defined overlay zone areas. Office projects must have a minimum height of three-stories and industrial projects must have a minimum height of greater than 35 feet. All other building types that are not office or industrial buildings, including, but not limited to, hotels, hospitals, residential buildings, and vertical mixed-use buildings, are not applicable under the JCOZ.
- C. Design Standards: The following standards shall apply to any development under the JCOZ in addition to the requirements of the underlying zone.
1. Height.
 - a. Office Buildings. Construction of office buildings between three and five stories in height shall be permitted without obtaining a Conditional Use Permit and be subject to Development Review.
 - b. Industrial Buildings. Construction of industrial buildings between 35 feet 1 inch and 55 feet in height shall be permitted without obtaining a Conditional Use Permit and be subject to Development Review.
 - c. Additional Height. Office and industrial buildings exceeding the maximum thresholds defined by this section shall require the approval of a Conditional Use Permit. At the discretion of the Director, architectural treatments may exceed the maximum height thresholds defined by this section without a Conditional Use Permit provided that: 1) the addition does not exceed 10 feet in height; 2) the allowance would be compatible with the architectural design; and 3) the allowance would provide additional architectural articulation and/or screening of rooftop equipment that could not otherwise be achieved within the height thresholds defined by this section.
 - d. The total height of the structure shall be measured from the lowest point of the structure to the highest point of the structure. Loading docks that extend below the grade of the finished floor shall not be counted as the lowest point.

2. Incentives. At the discretion of the Director, any or all of the following incentives may be applied to applicable projects within the JCOZ:
 - a. A maximum reduction of required on-site parking of 20 percent;
 - b. Issuance of a Sign Review permit at no fee;
 - c. Development Review of on-site structured parking, provided the structured parking does not exceed the height of the proposed office or industrial building associated with the structured parking; and
 - d. Stealth-mounted Wireless Communications Facilities mounted on an office or industrial building would require a Minor Use Permit. This level of review applies to Wireless Communications Facilities proposed as part of any formal submittal for a qualifying office or industrial building project or at any time after such a formal submittal has been received and/or approved by the City. Stealth-mounted Wireless Communications Facilities must be incorporated into the overall building architecture and be completely concealed from public view.
 3. Architecture. As part of the formal submittal, the applicant shall provide full three-dimensional architectural renderings for the proposed office or industrial building project.
 - a. Architecture shall be in conformance with the Community Character and Design Guidelines.
 - b. 360 degree architectural treatments shall be included.
 - c. All renderings shall be in color.
 - d. Renderings shall demonstrate the building from northern, southern, eastern, and western, elevations plus other elevations deemed necessary by the Director.
 - e. Renderings shall demonstrate the proposed office or industrial building with associated landscaping at the time of building completion, and at maturity 10 years after the time of building completion.
- D. Notification. A public notice shall be provided in compliance with this section.
1. Notice Content. The notice shall include the following information:
 - a. Action Information.
 - i. The date action was taken by the Director;
 - ii. A general description of the City's procedure concerning the conduct of the action;
 - iii. A statement that any interested person or authorized agent may file an appeal of the Director's decision to the Planning Commission; and
 - iv. The phone number, street address, and website of the City, where an interested person can call or visit to obtain additional information.
 - b. Project Information.
 - i. The name of the applicant;
 - ii. The application number(s);
 - iii. A general description of the project and location of the subject property; and
 - iv. A statement that the review authority considered the project's environmental document, if applicable.

2. Distribution. Notice shall be provided as follows:
 - a. Mailing. Notice shall be delivered on the day action is taken on the project to the following:
 - i. Owner(s) and Applicant. The owner(s) of the subject property, the applicant, and the applicant's agent, if one has been provided;
 - ii. Surrounding properties. Unless otherwise indicated in this code, all owners of property located adjacent to, and directly across the street from, the exterior boundaries of the subject property, as shown on the County of Los Angeles' last equalized assessment roll, shall be noticed. If the project site is located within a multiple tenant commercial or industrial center, all tenants or property owner, if different, within the center shall also be mailed the notice.
 - iii. Persons requesting a notice. A person who has filed a written request for notice with the Director within one year prior to the action.
 3. Additional Notification Requirements.
 - a. A written notice shall be transmitted to the City Council and Planning Commission.
 - b. Additional requirements as determined by the Director.
 4. Failure to Receive Notice. The failure of any person or entity to receive notice provided in compliance with this section, or with the State Government Code, shall not invalidate the actions of the review authority.
 5. Appeals. If a written request for an appeal to the Planning Commission is received prior to the close of business on the 21st day after the notice is dated, a Public Hearing with the Planning Commission shall be scheduled. Appeals shall be conducted consistent with Section 17.07.040 of this code. If the request for a Public Hearing is rescinded prior to the noticing of the Public Hearing, no Public Hearing will be required.
- E. Permitted Uses. Permitted land uses shall be in accordance with the underlying zone for the parcel, as defined by this code. Height, and other design requirements, shall be in accordance with 17.38.015.C.

**EXHIBIT D: DRAFT OLD TOWN NEWHALL SPECIFIC PLAN
AMENDMENTS REDLINE**

Existing language with new text shown in red underline. Language to be removed shown in ~~strikethrough~~.

4.2.010.B – Zones Established

5. The CD zone is applied to properties along Pine Street southerly of Newhall Avenue that offer significant potential for a mixture of creative businesses and business incubation, in addition to current light industry. This zone benefits from Newhall Avenue access and its adjacency to the future industrial area to the east. Allowable architectural types emphasize office and/or shop buildings, which may be served by enclosed yards for outdoor activity. Streetscapes are of urban character, planted primarily to soften the appearance of industrial structures, activities, and traffic. The entire CD zone is located within the Jobs Creation Overlay Zone. Projects that qualify for the JCOZ shall comply with Unified Development Code Section 17.038.015.

4.2.070 – Creative District (CD)

A. Intent

The CD zone is applied to properties along Pine Street southerly of Newhall Avenue that offer significant potential for a mixture of creative businesses and business incubation, in addition to current light industry. Typical uses include those commonly found in the Business Park zone. As buildings are designed for their industrial or commercial function, defined ONSP building and architectural types do not (or may not) apply. Unless expressly stated otherwise in the ONSP, provisions in the City’s Community Character and Design Guidelines shall guide industrial/commercial development in the CD zone. The entire CD zone is located within the Jobs Creation Overlay Zone. Projects that qualify for the JCOZ shall comply with Unified Development Code Section 17.038.015. This zone benefits from Newhall Avenue access and its adjacency to the future industrial area to the east. Streetscapes are of urban character, planted primarily to soften the appearance of industrial structures, activities, and traffic. Parking is accommodated onsite in well landscaped parking lots that are screened from adjacent streets.

C3. Parking Requirements

Residential: 2 spaces per unit plus ½ space guest parking per unit.

Live/Work: 2 spaces / unit plus required commercial/non-residential parking

Non-Residential: see Unified Development Code.

Qualifying Jobs Creation Overlay Zone Projects: see Unified Development Code Section 17.038.015.

D. Building Profile and Type

1. Building Height

- (a) Maximum height: 35'
 - (b) Where an entire block is to be developed, the maximum height of the development/structures shall not exceed 55', permitted by right, not including architectural features.
 - (c) Qualifying Jobs Creation Overlay Zone projects see Unified Development Code Section 17.038.015.
3. Frontage Types (See Section 4.3.020 for definitions and design standards)
Stoop, Forecourt, Storefront, Arcade. None required.

EXHIBIT E: LETTERS OF SUPPORT

Attachment: Exhibit E: Letters of Support (JCOZ)

VALLEY INDUSTRY ASSOCIATION OF SANTA CLARITA



March 28, 2019

Mayor McLean and members of the City Council; and
Chair Berlin and members of the Planning Commission
City of Santa Clarita
23920 Valencia Boulevard
Santa Clarita, CA 91355

Subject: Proposed Job Creation Overlay Zone

Dear Mayor McLean and members of the City Council and Chair Berlin and members of the Planning Commission:

The Valley Industry Association is proud to submit a letter of support for the changes in regards to the Job Creation Overlay Zone. After careful review and evaluation, we believe the Job Creation Overlay Zone is a big step forward in providing buildings that are more in line with what modern businesses require and job creation opportunities for our community.

The proposed project will also provide substantial redevelopment opportunities and incentives for land owners in the near future and can be a huge asset for the City of Santa Clarita.

Thank you for continuously making Santa Clarita a business-friendly city and providing more opportunities for high quality jobs to be located here.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathy Norris', is written over a light blue horizontal line.

Kathy Norris
CEO/President
Valley Industry Association

28005 N. Smyth Dr. | Suite 122 | Valencia, CA 91355 | Tel: 661.294.8088

www.via.org

SANTA CLARITA VALLEY
ECONOMIC DEVELOPMENT CORPORATION



May 15, 2019

Mayor McLean and members of the City Council; and
Chair Berlin and members of the Planning Commission
23920 Valencia Boulevard
Santa Clarita, CA 91355

Subject: Proposed Job Creation Overlay Zone

Dear Mayor McLean and members of the City Council and Chair Berlin and members of the Planning Commission:

The City of Santa Clarita continues to be one of the most business friendly cities in California. The development of the Job Creation Overlay Zone will even further that deserved reputation. In our efforts to attract and retain corporate headquarters, we consistently see requirements for Class A office space in the 5-7 story height range. In working with potential film /entertainment businesses and advanced manufacturing businesses we are seeing requirements of up to 80 feet in height. We believe the heights proposed in the JCOZ will allow consistency and confidence for business owners, and directly result in more high-quality jobs in Santa Clarita.

We have previously provided information to staff about the trend for increased height. During our recent Economic Outlook conference, our expert in real estate specifically identified the need for increased height as a notable change in the market. The City needs to make this change to remain competitive. In fact, the trend continues such that I believe the City should consider increasing the allowable number of stories for office buildings to six and establish an equivalent height for industrial buildings.

The Job Creation Overlay Zone is aimed to target areas that are already business park in nature, with existing buildings of similar heights. Implementing these specific locations hopes to increase job opportunities and avoid conflict with residential neighborhoods.

Thank you for supporting the businesses within the Santa Clarita Valley and allowing more streamlined development processes. Providing these opportunities will continue to make Santa Clarita one of the most business-friendly cities in California and we proudly support this proposal.

Sincerely,

Holly Schroeder
President and CEO

Attachment: Exhibit E: Letters of Support (JCOZ)



SANTA CLARITA VALLEY
Chamber of Commerce

May 13, 2019

Mayor McLean and members of the City Council; and
Chair Berlin and members of the Planning Commission
23920 Valencia Boulevard
Santa Clarita, California 91355

SUBJECT: JOB CREATION OVERLAY ZONE SUPPORT

Dear Mayor McLean, members of the City Council, Chair Berlin and members of the Planning Commission:

On behalf of the Santa Clarita Valley Chamber of Commerce Board of Directors, we are pleased to support the Job Creation Overlay Zone (JCOZ). As our business community continues to grow with new business attraction and local expansions, it is vital for the City of Santa Clarita to provide appropriate development opportunities that meet current and future needs of business.

The City continues to be ranked as one of the most business-friendly cities in California and the Job Creation Overlay Zone will further that reputation and help open the doors for more businesses to locate here with high-quality jobs

As noted at the 2019 SCV Economic Outlook event in March, economic and real estate experts expressed the need for increased building height as a notable change in market demand. The JCOZ will help create a level of confidence for business owners when looking to locate in Santa Clarita which makes us a more competitive destination for businesses to locate.

The SCV Chamber Board of Directors further discussed, and supports, the need for the City to seriously consider increasing the allowable number of stories for office buildings to six stories and establish an equivalent height for industrial buildings as well. Now is the time to ensure our planning efforts help create more high-quality jobs in the City of Santa Clarita.

Thank you for your continued support of our thriving business community and allowing for a more streamlined development processes. Providing these opportunities will continue to make Santa Clarita one of the most business-friendly cities in the state of California and we are proud to support this proposal.

Sincerely,

John Musella
Santa Clarita Valley Chamber of Commerce

28494 Westinghouse Place, Suite 114 | Santa Clarita, CA 91355

Attachment: Exhibit E: Letters of Support (JCOZ)

David Peterson

From: Jason Crawford
Sent: Tuesday, May 21, 2019 1:57 PM
To: David Peterson
Subject: Fwd: Planning Commission Hearing May 21, 2019
Attachments: image001.png

Jason C

Begin forwarded message:

From: "Hunt C. Braly" <hbraly@pooleshaffery.com>
Date: May 21, 2019 at 1:56:04 PM PDT
To: "jcrawford@santa-clarita.com" <jcrawford@santa-clarita.com>
Subject: **Planning Commission Hearing May 21, 2019**

Dear Members of the Santa Clarita Planning Commission,

I am writing to urge your support of the Job Creation Overlay Zone which is on your agenda this evening. The City's Planning staff has done extensive outreach to the community on this proposal and I am convinced it is necessary for Santa Clarita to continue to attract new businesses and retain our existing businesses.

This Overlay Zone will assist in the creation of new quality and well paid jobs. This will assist us in continuing our jobs/housing balance. While the proposal before you is a good one, I would strongly urge the Commission to increase the proposed height from 5 stories to 6 stories. This will not increase impacts to the community and will provide an even greater incentive. I am aware that the SCV Chamber and the SCVEDC support this increase and hope that you will agree with them tonight.

Thank you for your consideration of my point of view.

Best regards,



Attachment: Exhibit E: Letters of Support (JCOZ)

David Peterson

From: Jason Crawford
Sent: Tuesday, May 21, 2019 1:55 PM
To: David Peterson
Subject: Fwd: Planning commission testimony for the record

Jason C

Begin forwarded message:

From: Troy Hooper <troyhooper@gmail.com>
Date: May 21, 2019 at 1:53:37 PM PDT
To: "Jason Crawford (jcrawford@santa-clarita.com)" <jcrawford@santa-clarita.com>
Subject: Planning commission testimony for the record

Jason - Thank you for receiving this.

Dear Commissioners:

I am writing in support of the Job Creation Overlay Zone (JCOZ) which will be before you at your meeting tonight. The City of Santa Clarita must remain competitive in the attraction of new businesses and the retention of our local, growing businesses. The JCOZ will help create, through good planning, the ability to increase the number of high-quality and high-paying jobs in Santa Clarita. We must work hard to create a stronger jobs/housing balance in Santa Clarita and provide our local residents with more opportunities to work in the City they call home. This development will thoughtfully expand jobs available both in the construction phase but also long term in the operations that take residence there.

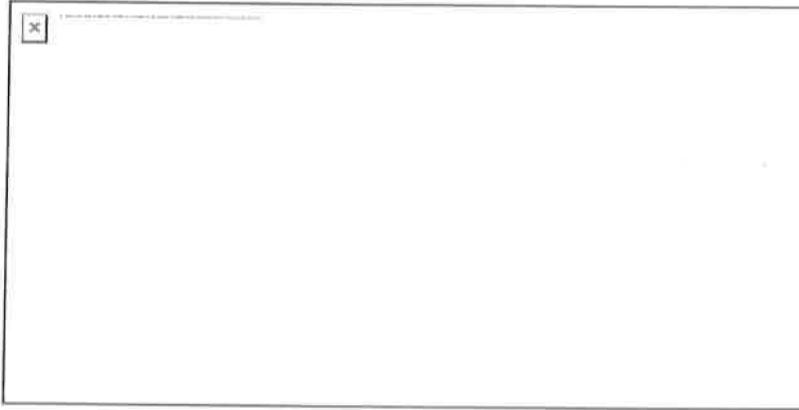
I also hope that the Commission will have a thoughtful conversation about increasing the recommended height of the buildings from the proposed 5 stories to 6 stories. The minor increase in height allows for some very specific industry needs to be met for clear story requirements and is vital to growing these sustainable industry jobs here locally. Both the SCV Chamber and SCVEDC support increasing to 6 stories on office buildings and an appropriate height for industrial buildings as well.

Thank you for your time and consideration.

Troy Hooper
CEO
Kiwi Hospitality Partners
Immediate Past Chair - The SCV Chamber of Commerce

--
Sincerely,

Troy Hooper
Principal Partner & CEO
Kiwi Hospitality Partners
[linkedin.com/in/jtroyhooper](https://www.linkedin.com/in/jtroyhooper)



Attachment: Exhibit E: Letters of Support (JCOZ)

David Peterson

From: Jason Crawford
Sent: Tuesday, May 21, 2019 2:42 PM
To: David Peterson
Subject: Fwd: Job Creation Overlay Zone
Attachments: image003.png

Jason C

Begin forwarded message:

From: Elizabeth Seelman <Elizabeth.Seelman@sce.com>
Date: May 21, 2019 at 2:36:34 PM PDT
To: "jcrawford@santa-clarita.com" <jcrawford@santa-clarita.com>
Subject: Job Creation Overlay Zone

Dear Commissioners:

I am writing in support of the Job Creation Overlay Zone (JCOZ) which will be before you at your meeting tonight. The City of Santa Clarita must remain competitive in the attraction of new businesses and the retention of our local, growing businesses. The JCOZ will help create, through good planning, the ability to increase the number of high-quality and high-paying jobs in Santa Clarita. We must work hard to create a stronger jobs/housing balance in Santa Clarita and provide our local residents with more opportunities to work in the City they call home.

I also hope that the Commission will have a thoughtful conversation about increasing the recommended height of the buildings from the proposed 5 stories to 6 stories. Both the SCV Chamber and SCVEDC support increasing to 6 stories on office buildings and an appropriate height for industrial buildings as well.

Thank you for your time and consideration.
Liz Seelman

Liz Seelman
Govt. Relations Manager
626-349-0080
Elizabeth.seelman@sce.com



Attachment: Exhibit E: Letters of Support (JCOZ)

David Peterson

From: Jason Crawford
Sent: Tuesday, May 21, 2019 3:17 PM
To: David Peterson
Subject: Fwd: JCOZ
Attachments: image001.jpg; image002.jpg; image003.gif; image004.png

Jason C

Begin forwarded message:

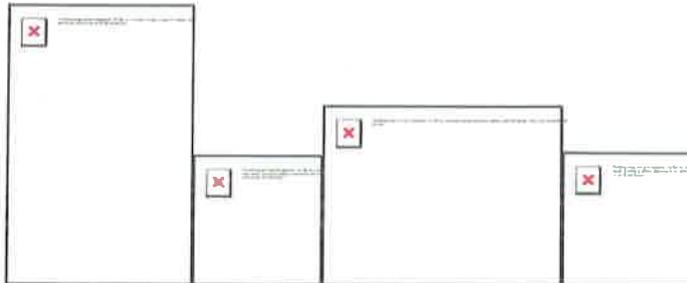
From: Nancy Starczyk <nancy@elitestates.com>
Date: May 21, 2019 at 3:12:32 PM PDT
To: Jason Crawford <jcrawford@santa-clarita.com>
Subject: JCOZ

Dear Commissioners:

I am writing in support of the Job Creation Overlay Zone (JCOZ) which will be before you at your meeting tonight. The City of Santa Clarita must remain competitive in the attraction of new businesses and the retention of our local, growing businesses. The JCOZ will help create, through good planning, the ability to increase the number of high-quality and high-paying jobs in Santa Clarita. We must work hard to create a stronger jobs/housing balance in Santa Clarita and provide our local residents with more opportunities to work in the City they call home.

I also hope that the Commission will have a thoughtful conversation about increasing the recommended height of the buildings from the proposed 5 stories to 6 stories. Both the SCV Chamber and SCVEDC support increasing to 6 stories on office buildings and an appropriate height for industrial buildings as well.

Thank you for your time and consideration.



Nancy Lulejian Starczyk

2019 CHAIRMAN OF THE BOARD, SCV Chamber of Commerce
 2019 Chair of Government Affairs, Southland Regional Association of Realtors
 2017 PRESIDENT - Southland Regional Association of Realtors
 CAR Director, NAR Director, BIZFed Director
 PRESIDENT SCV DIVISION, SRAR 2014, 2009, 1999 & 1998

David Peterson

From: Jason Crawford
Sent: Tuesday, May 21, 2019 2:26 PM
To: David Peterson
Subject: Fwd: Job Creation Overlay Zone.

Jason C

Begin forwarded message:

From: Marlon Roa <mroa@farmersagent.com>
Date: May 21, 2019 at 2:04:22 PM PDT
To: <jcrawford@santa-clarita.com>
Subject: Job Creation Overlay Zone.

Dear Commissioners:

I am writing in support of the Job Creation Overlay Zone (JCOZ) which will be before you at your meeting tonight. The City of Santa Clarita must remain competitive in the attraction of new businesses and the retention of our local, growing businesses. The JCOZ will help create, through good planning, the ability to increase the number of high-quality and high-paying jobs in Santa Clarita. We must work hard to create a stronger jobs/housing balance in Santa Clarita and provide our local residents with more opportunities to work in the City they call home.

I also hope that the Commission will have a thoughtful conversation about increasing the recommended height of the buildings from the proposed 5 stories to 6 stories. Both the SCV Chamber and SCVEDC support increasing to 6 stories on office buildings and an appropriate height for industrial buildings as well.

Thank you for your time and consideration.

Marlon Roa
Farmers Insurance
26007 Huntington Ln Ste 2
Valencia, CA 91355-4669
License Number: 0E21816
661-702-0625 (Office)
661-702-7987 (Fax)
mroa@farmersagent.com
<http://www.farmersagent.com/mroa>



SENT VIA EMAIL ON 5/21/19 TO jcrawford@santa-clarita.com

Dear Commissioners:

I am writing in support of the Job Creation Overlay Zone (JCOZ) which will be before you at your meeting tonight. The City of Santa Clarita must remain competitive in the attraction of new businesses and the retention of our local, growing businesses. The JCOZ will help create, through good planning, the ability to increase the number of high-quality and high-paying jobs in Santa Clarita. We must work hard to create a stronger jobs/housing balance in Santa Clarita and provide our local residents with more opportunities to work in the City they call home.

I also hope that the Commission will have a thoughtful conversation about increasing the recommended height of the buildings from the proposed 5 stories to 6 stories. Both the SCV Chamber and SCVEDC support increasing to 6 stories on office buildings and an appropriate height for industrial buildings as well.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "K. Holmes", is written over a light blue horizontal line.

Kevin D. Holmes, CPA
Audit and Assurance Practice Leader
Managing Partner – Valencia Office

MARTINI AKPOVI PARTNERS, LLP

Attachment: Exhibit E: Letters of Support (JCOZ)

David Peterson

From: Jason Crawford
Sent: Tuesday, May 21, 2019 3:32 PM
To: David Peterson
Subject: FW: Job Creation Overlay Support

Jason Crawford
 Planning and Economic Development Manager
 City of Santa Clarita
 661-255-4347

From: Jill Mellady [mailto:jill@melladydirect.com]
Sent: Tuesday, May 21, 2019 3:31 PM
To: Jason Crawford <JCRAWFORD@santa-clarita.com>
Subject: Job Creation Overlay Support

Dear Commissioners:

I am writing in support of the Job Creation Overlay Zone (JCOZ) which will be before you at your meeting tonight. The City of Santa Clarita must remain competitive in the attraction of new businesses and the retention of our local, growing businesses. The JCOZ will help create, through good planning, the ability to increase the number of high-quality and high-paying jobs in Santa Clarita. We must work hard to create a stronger jobs/housing balance in Santa Clarita and provide our local residents with more opportunities to work in the City they call home.

I also hope that the Commission will have a thoughtful conversation about increasing the recommended height of the buildings from the proposed 5 stories to 6 stories. Both the SCV Chamber and SCVEDC support increasing to 6 stories on office buildings and an appropriate height for industrial buildings as well.

Thank you for your time and consideration.

Jill

Jill Mellady | President
 Direct: 661.295.3900 | Office: 661.298.9190 | Cell: 661.313.2691



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28258 Avenue Stanford
 Valencia, CA 91355
www.MelladyDirect.com

Attachment: Exhibit E: Letters of Support (JCOZ)

David Peterson

From: Jason Crawford
Sent: Tuesday, May 21, 2019 3:39 PM
To: David Peterson
Subject: FW: SCV Planning Commission tonight

Jason Crawford
 Planning and Economic Development Manager
 City of Santa Clarita
 661-255-4347

From: President Ravi S. Rajan [mailto:president@calarts.edu]
Sent: Tuesday, May 21, 2019 3:38 PM
To: Jason Crawford <JCRAWFORD@santa-clarita.com>
Cc: Jesse Smith <jsmith@calarts.edu>; Chebon Marshall <cmarshall@calarts.edu>
Subject: SCV Planning Commission tonight

Dear Commissioners:

On behalf of the Santa Clarita Valley Chamber of Commerce, I am writing in support of the Job Creation Overlay Zone (JCOZ) which will be before you at your meeting tonight. The City of Santa Clarita must remain competitive in the attraction of new businesses and the retention of our local, growing businesses. The JCOZ will help create, through good planning, the ability to increase the number of high-quality and high-paying jobs in Santa Clarita. We must work hard to create a stronger jobs/housing balance in Santa Clarita and provide our local residents with more opportunities to work in the City they call home.

I also hope that the Commission will have a thoughtful conversation about increasing the recommended height of the buildings from the proposed 5 stories to 6 stories. Both the SCV Chamber and SCVEDC support increasing to 6 stories on office buildings and an appropriate height for industrial buildings as well.

Thank you for your time and consideration.

Ravi Rajan
 President
 California Institute of the Arts

Attachment: Exhibit E: Letters of Support (JCOZ)

David Peterson

From: Jason Crawford
Sent: Tuesday, May 21, 2019 4:55 PM
To: David Peterson
Subject: Fwd: Job Creation Overlay Zone
Attachments: image001.jpg; image002.png

Jason C

Begin forwarded message:

From: Chris Schrage <chriss@lbwinsurance.com>
Date: May 21, 2019 at 4:22:49 PM PDT
To: "jcrawford@santa-clarita.com" <jcrawford@santa-clarita.com>
Subject: Job Creation Overlay Zone

Hi Jason,

I was wondering if you could please pass this onto the powers the need to be at? Please let me know if I need to redo this or if this will suffice! Thanks again for your help in these matters and your continued service to our wonderful community.

Dear Commissioners:

I am writing in support of the Job Creation Overlay Zone (JCOZ) which will be before you at your meeting tonight. The City of Santa Clarita must remain competitive in the attraction of new businesses and the retention of our local, growing businesses. The JCOZ will help create, through good planning, the ability to increase the number of high-quality and high-paying jobs in Santa Clarita. We must work hard to create a stronger jobs/housing balance in Santa Clarita and provide our local residents with more opportunities to work in the City they call home.

I also hope that the Commission will have a thoughtful conversation about increasing the recommended height of the buildings from the proposed 5 stories to 6 stories. Both the SCV Chamber and SCVEDC support increasing to 6 stories on office buildings and an appropriate height for industrial buildings as well.

Thank you for your time and consideration.

Chris Schrage

Best Regards,

Chris Schrage, CLCS
 Account Executive,
 Commercial Risk Control Specialist

David Peterson

From: Jason Crawford
Sent: Tuesday, May 21, 2019 4:56 PM
To: David Peterson
Subject: Fwd: Overlay Zone

Jason C

Begin forwarded message:

From: Pam Ingram <pamingram@pamingram.com>
Date: May 21, 2019 at 4:23:54 PM PDT
To: "jcrowford@santa-clarita.com" <jcrowford@santa-clarita.com>
Subject: Overlay Zone

Dear Commissioners:

I am writing in support of the Job Creation Overlay Zone (JCOZ) which will be before you at your meeting tonight. The City of Santa Clarita must remain competitive in the attraction of new businesses and the retention of our local, growing businesses. The JCOZ will help create, through good planning, the ability to increase the number of high-quality and high-paying jobs in Santa Clarita. We must work hard to create a stronger jobs/housing balance in Santa Clarita and provide our local residents with more opportunities to work in the City they call home.

I also hope that the Commission will have a thoughtful conversation about increasing the recommended height of the buildings from the proposed 5 stories to 6 stories. Both the SCV Chamber and SCVEDC support increasing to 6 stories on office buildings and an appropriate height for industrial buildings as well.

Thank you for your time and consideration.

Pam Ingram
RE/MAX of Santa Clarita
25129 The Old Rd Suite 114
Santa Clarita, CA 91381
661-312-4428
DRE#01194454

Attachment: Exhibit E: Letters of Support (JCOZ)