

Existing South East Area Development Improvement Plan (SEADIP)

- Adopted in 1977
- Total Community of Residential, Business and Light Industrial Uses
- Extensive System of Parks, Open Space and Trails



Map of Existing SEADIP Area



UPDATE: Wetlands Area Development and Improvement Plan

- Existing Plan is over 30 years old and does not respond to present conditions
- Annexation of the Los Cerritos Wetlands in 1997
- New Master Plan
- Proactive vs. Reactive Planning
- 15 to 20 year Vision



Efforts to Date

- Formation of a nine-member advisory committee by 3rd District Councilmember Gary DeLong
- Bi-weekly meetings over the last few months
- Develop committee recommendations and present them to the community, Planning Commission, and City Council
- This is the start of the public process.....

Guiding Principles

- Restoration and Protection of Wetlands
- Bike and Pedestrian Connectivity
- Linear Park and Landscaped Setbacks
- Village Atmosphere with Varied Heights. Collection of Buildings Instead of Solid Blocks, Pedestrian Access, and Thru Sites
- Green Building Practices
- Traffic Mitigation
- Gateway Signage

Map of Area Under Review



Restoration and Protection of Wetlands





Bike and Pedestrian Connectivity







Linear Park and Landscaped Setbacks





Village Atmosphere with Varied Heights. Collection of Buildings Instead of Solid Blocks, Pedestrian Access, and Thru Sites





Green Building Practices

- Construction and Operation Techniques to Reduce Energy, Water, and Materials Consumption
- Improve Air Quality, Temperature Control, and Access to Day-Light and Views for Building Occupants
- Buildings are Evaluated on the Entire Life Cycle of the Building

Traffic Mitigation

- Developers will be responsible for mitigating traffic from new development.

Gateway Signage

- Establish an attractive gateway to the City





Valencia

City of Santa Clarita





ENTERING

**Delaware Water Gap
National
Recreation
Area**



**United States Department of the Interior
National Park Service**

Concept Plan







Subarea 1



Existing Conditions



Standards

- Existing SEADIP
 - Open Space Required: 30%
 - Maximum Floor Area Ratio (FAR): 1.8
- Proposed SEADIP
 - Large Lot Single Family
 - 2.5 Acre Park
 - 25 Feet
 - Maximum Floor Area Ratio: 0.6 (per lot)
 - Open Space: 40% (entire subarea)





Subarea 2



Existing Conditions




**Best
Western**

**GOLDEN SAILS
HOTEL**

DIEM PHU
RECEPTIONS
RSVP
CALL & ZYDECO



6285

HOTEL
REGISTRATION



Standards

- Existing SEADIP

- Open Space Required: 30%
- Maximum Floor Area Ratio (FAR): 1.7

- Proposed SEADIP

- **Multi-Family**
- 65% at 35 Feet
- 35% at 45 Feet
- Open Space: 35%
- Floor Area Ratio (FAR): 1.6

- **Alternative Use: Hotel**

- 65% at 35 Feet
- 35% at 45 Feet
- Open Space: 35%
- Floor Area Ratio (FAR): 1.6









Subarea 3



Existing Conditions





NOT RESPONSIBLE FOR THEFT OR DAMAGE TO VEHICLES OR CONTENTS

Standards

- Existing SEADIP
 - Open Space Required: 30%
 - Maximum Floor Area Ratio (FAR): 1.7

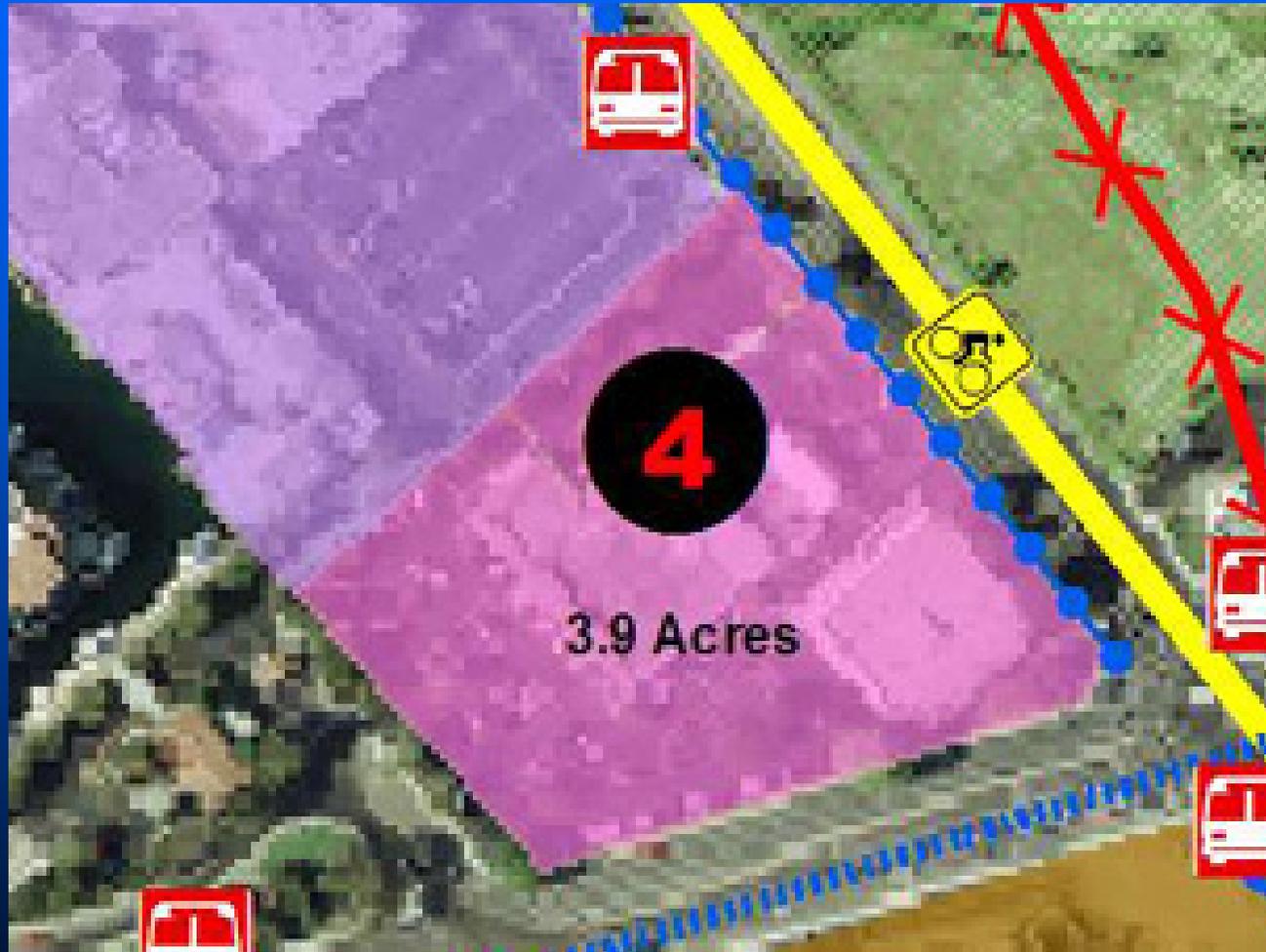
- Proposed SEADIP
 - Mixed Use Residential
 - » Condos, Retail and Restaurants
 - 65% at 35 Feet
 - 35% at 60 Feet
 - Open Space: 45%
 - Floor Area Ratio (FAR): 1.2







Subarea 4



Existing Conditions


Albertsons

Hof's Hut
RESTAURANT


Apple
Pie \$5.95
Whole Pie to Go

Hof's Hut





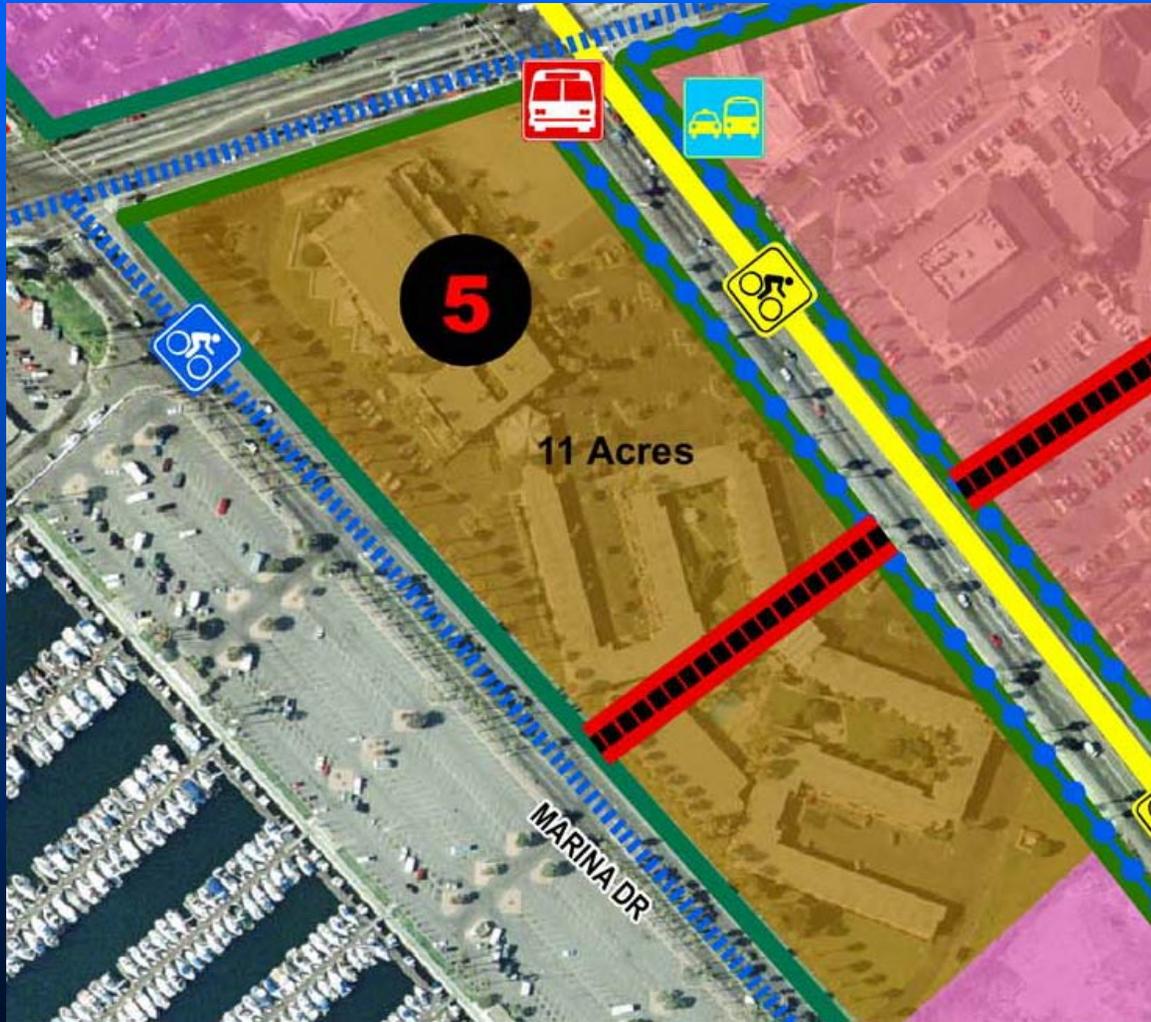
Standards

- Existing SEADIP
 - Use: Commercial
 - Open Space Required: 30%
 - Maximum Floor Area Ratio (FAR): 1.8

- Proposed SEADIP
 - Use: Community Serving Commercial
 - » Supermarkets, Restaurants etc.
 - Open Space Required: 30%
 - Maximum Floor Area Ratio: 1.8



Subarea 5



Existing Conditions



SEAPORT
MARINA & HOTEL

SEAPORT MARINA HOTEL

6400
REGISTRATION



Standards

- Existing SEADIP
 - Open Space Required: 30%
 - Maximum Floor Area Ratio (FAR): 1.8

- **Lennar – Mixed Use**
 - » Mixed Use Commercial on the ground floor
 - » Maximum height of 70 feet, minimum height of 30 feet
 - Open Space: 22%
 - Maximum Floor Area Ratio (FAR): 2.32

- Proposed SEADIP
 - **Alternative Use: Hotel and Related Accessory Uses**
 - » Boutique Retail and Restaurants
 - 65% at 35 Feet
 - 35% at 60 Feet
 - Open Space: 55%
 - Floor Area Ratio (FAR): 1.2







Subarea 6



Existing Conditions



Standards

- Existing SEADIP
 - Use: Commercial
 - Open Space Required: 30%
 - Maximum Floor Area Ratio (FAR): 1.8

- Proposed SEADIP
 - Use: Community Serving Commercial
 - » Supermarkets, Restaurants etc.
 - Open Space Required: 30%
 - Maximum Floor Area Ratio: 1.8



Subarea 7



Existing Conditions



6695

RE/MAX REAL ESTATE





Standards

- Existing SEADIP
 - Open Space Required: 30%
 - Maximum Floor Area Ratio (FAR): 1.8

- Proposed SEADIP
 - Entertainment Retail
 - » Theaters, Retail and Restaurants
 - 25% at 45 Feet
 - 75% at 35 Feet
 - Open Space: 45%
 - Floor Area Ratio (FAR): 1.5
 - 10 percent Office Component





Subarea 8



Existing Conditions



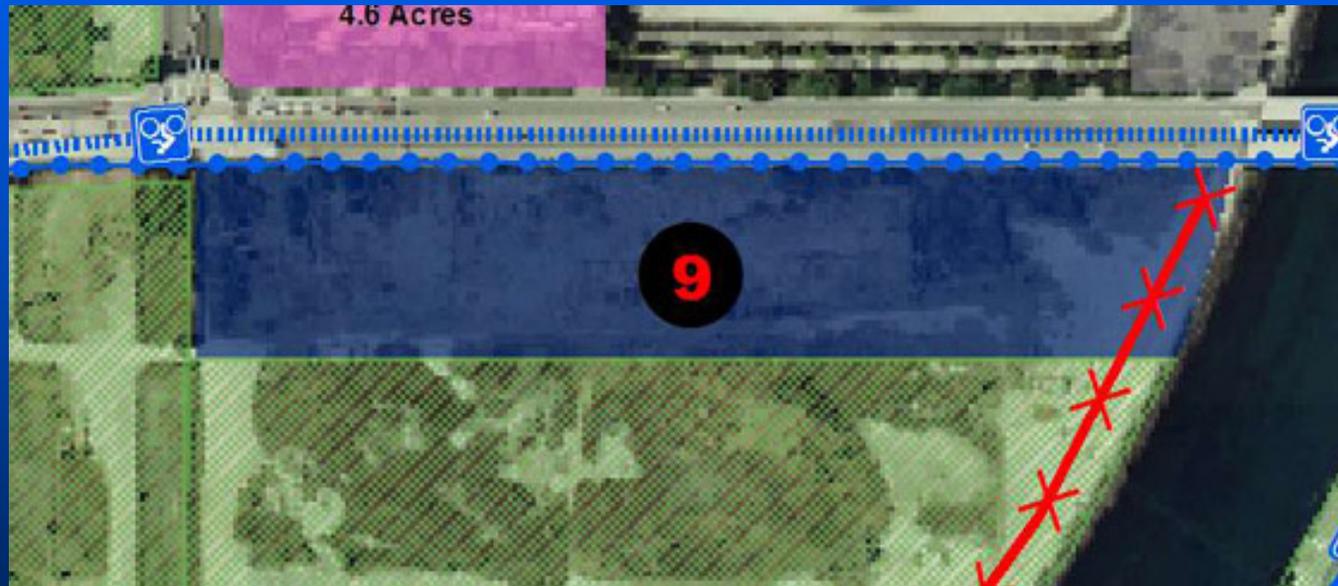
Standards

- Existing SEADIP
 - Use: Business Park
 - Open Space Required: 30%
 - Maximum Floor Area Ratio (FAR): 1.8

- Proposed SEADIP
 - Use: Community Serving Retail or Office
 - Maximum Height: 35 feet
 - Open Space Required: 30%
 - Maximum Floor Area Ratio: 1.8



Subarea 9



Existing Conditions



Standards

- Existing SEADIP
 - Use: Industrial
 - Open Space Required: 30%
 - Maximum Floor Area Ratio (FAR): 1.8

- Proposed SEADIP
 - To Be Determined

Subarea 10



Existing Conditions



Standards

- Existing SEADIP
 - Use: Industrial
 - Open Space Required: 30%
 - Maximum Floor Area Ratio (FAR): 1.8

- Proposed SEADIP
 - Use: Community Serving Commercial
 - » Supermarkets, Restaurants etc.
 - Open Space Required: 30%
 - Maximum Floor Area Ratio: 1.8



Subarea 11



Existing Conditions



- Existing SEADIP

- Use: Industrial
- Open Space Required: 30%
- Maximum Floor Area Ratio (FAR): 1.8

- Proposed SEADIP

- Use: Light Industrial / Boat Storage
- Open Space Required: 30%
- Maximum Floor Area Ratio: 1.8

Public Outreach

- Wednesday, April 4, 2007 – **Naples Improvement Association**
- Thursday, April 12, 2007 - **Belmont Shore Residents Association**
- Saturday, April 14, 2007 – **Belmont Shores Mobile Estates**
- Wednesday, April 18, 2007 – **Bluff Heights Community Association**
- Thursday, April 19, 2007 – **Planning Commission Study Session**
- Monday, April 23, 2007 -- **Alamitos Heights Improvement Association**
- Wednesday, April 25, 2007 – **Alamitos Bay Beach Preservation Group Meeting**
- Saturday, April 28, 2007 – **Public Meeting**
- Monday, April 30, 2007 -- **University Park Estates Neighborhood Association**
- Tuesday, May 8, 2007 -- **Island Village Homeowners Association**
- Wednesday, May 9, 2007 – **Public Meeting**
- Tuesday, May 15, 2007 – **Park Estates Homeowners Association**
- Thursday, May 31, 2007 – **Marina Pacifica Homeowners Association**

Approval Process

- **Advisory Committee Prepares Draft Concept Plan**
- **Public Outreach**
- **Draft Concept Plan to Planning Commission**
- **Public Outreach**
- **Draft Concept Plan to City Council for Approval**
- **Preparation of Draft Ordinance and Environmental Document (CEQA)**
- **Public Outreach**
- **Draft Ordinance and CEQA to Planning Commission for Recommendation to City Council**
- **City Council for Adoption of Final Ordinance**
- **Final Ordinance to California Coastal Commission for Approval**