PROJECT SUMMARY

OWNER / APPLICANT: SG Witherspoon SPE LLC

PROJECT NUMBER: 03-238-(5)

HEARING DATE: June 28, 2017

REQUESTED ENTITLEMENTS:
Conditional Use Permit No. 201500127
Variance No. 201500002
Environmental Assessment No. 201500229

PROJECT OVERVIEW
A request for a Conditional Use Permit and Variance from the Castaic Area Community Standards District to retroactively authorize emergency offsite and onsite remedial grading – 154,000 cubic yards of cut, 110,000 cubic yards of fill, and balanced on Parcel Map No. 060030 – within a significant ridgeline and its associated slope to repair and reinforce a landslide area immediately south of Parcel Map No. 060030 (IAC Commerce Center, formerly known as Sterling Gateway Industrial Project).

LOCATION
Western terminus of Witherspoon Parkway between Del Valle Road and Avenue Penn in the unincorporated community of Val Verde

ACCESS
Witherspoon Parkway

ASSESSORS PARCEL NUMBER(S)
3271-005-032

SITE AREA
95 Acres

GENERAL PLAN / LOCAL PLAN
Santa Clarita Valley Area Plan

ZONED DISTRICT
Newhall

LAND USE DESIGNATION
IO (Industrial Office)
RL5 (Rural Land 5)

ZONE
MPD-DP (Manufacturing–Industrial Planned – Development Program)
A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area)

PROPOSED UNITS
N/A

MAX DENSITY/UNITS
N/A

COMMUNITY STANDARDS DISTRICT
Castaic Area

ENVIRONMENTAL DETERMINATION (CEQA)
15269(c) Statutory Exemption – Emergency Projects

KEY ISSUES
- Consistency with the Los Angeles County General Plan
- Consistency with the Santa Clarita Valley Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.56.290 (Variance Burden of Proof Requirements)
  - 22.44.137 (Castaic Area Community Standards District)

CASE PLANNER:
Thuy Hua

PHONE NUMBER:
(213) 974 - 6443

E-MAIL ADDRESS:
thua@planning.lacounty.gov