



Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012

**PROJECT NUMBER**

R2012-01036-(5)

**HEARING DATE**

March 6, 2013

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201200067  
 Environmental Assessment No. 201200120

**PROJECT SUMMARY**

**OWNER / APPLICANT**

Redding Properties LLC./ Ernest Urioste

**MAP/EXHIBIT DATE**

January 10, 2013

**PROJECT OVERVIEW**

The applicant is requesting a Conditional Use Permit (CUP) to authorize the construction of a private historical vehicle collection (HVC) facility located in the A-2-1 (Heavy Agricultural – One Acre Required Minimum Lot Area) and within the Santa Susana Mountains Significant Ecological Area (SEA). The construction of a private HVC facility is subject to a CUP, since it is located within an SEA, pursuant to Section 22.56.215 of the Los Angeles County ("County") Code. This project request is required to be presented to the Significant Ecological Area Technical Advisory Committee (SEATAC) for their review and recommendation for project compatibility within the SEA. In addition, the applicant is requesting authorization of an existing caretaker's residence on the subject property. A CUP is required for a caretaker's residence in the A-2 zone pursuant to Section 22.24.150 of the County Code. The private HVC facility will also require a Director's Review approval, since the facility is located in the A-2-1 zone.

**LOCATION**

24233 The Old Road, Newhall

**ACCESS**

The Old Road

**ASSESSORS PARCEL NUMBER(S)**

2826-023-019

**SITE AREA**

2.58 Acres

**GENERAL PLAN / LOCAL PLAN**

Santa Clarita Valley Area Plan

**ZONED DISTRICT**

Newhall

**LAND USE DESIGNATION**

RL1 (Rural Land 1 – 1DU/1AC), OS/PR (Open Space – Parks and Recreation)

**ZONE**

A-2-1 (Heavy Agricultural), OS (Open Space)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

None

**ENVIRONMENTAL DETERMINATION (CEQA)**

Staff has determined that a Negative Declaration is the appropriate environmental documentation under the Los Angeles County Environmental Document Reporting Guidelines and the California Environmental Quality Act. (CEQA).

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan and 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)
  - 22.24.170 (A-2 Zone Development Standards)
  - 22.56.215 F.2. (Significant Ecological Area Burden of Proof)

**Case Status**

SEATAC review complete, Negative Declaration determination complete, County Agency review complete, SEATAC procedure for bringing a Negative Declaration determination for a project in an SEA before the RPC as a discussion item is complete, and the Public Hearing is set for March 6, 2013.

**CASE PLANNER:**

Rob Glaser

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