



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

**PROJECT NUMBER**

R2014-02139-(5)

**HEARING DATE**

January 20, 2015

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. RCUP 201400093  
 Environmental Assessment No. RENV 201400165

**PROJECT SUMMARY**

**OWNER / APPLICANT**

Newhall Land and Farming/ Tom Hay

**MAP/EXHIBIT DATE**

September 11, 2013

**PROJECT OVERVIEW**

A Conditional Use Permit (CUP) to authorize a planned private recreation facility on a property zoned as Residential Planned Development and Open Space pursuant to section(s) 22.20.460 (A), 22.20.100 (A) and 22.40.430 of the Los Angeles County Code. The proposed project also includes a request for modifications to the front and rear yard setback requirements. A portion of the project site (2810-113-073) was approved as part of a tentative tract map (TR52455) that authorized the development of 2,545 dwelling units, approximately 20 acres of commercial development and appurtenant uses consist of supporting infrastructure, public and private recreation on approximately 966.6 acres. The subject CUP is needed to expand a planned recreational facility into an adjacent property (APN 2810-113-074) zoned as Open Space located outside of the approved tentative map boundaries.

**LOCATION**

North side of West Hills Drive, north of Rosette Lane

**ACCESS**

West Hills Drive

**ASSESSORS PARCEL NUMBER(S)**

2810-113-073 & 2810-113-074

**SITE AREA**

0.73 Acres

**GENERAL PLAN / LOCAL PLAN**

Santa Clarita Valley Area Plan

**ZONED DISTRICT**

Newhall Zoned District

**LAND USE DESIGNATION**

H2 (Residential 2) 2810-003-073/ OS-C (Conservation)  
 2810-113-074

**ZONE**

RPD-5000-2U (2810-113-073), O-S (2810-113-074)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

N/A

**ENVIRONMENTAL DETERMINATION (CEQA)**

Addendum to Certified Final Environmental Impact Report (SCH No. 1998021052)

**KEY ISSUES**

- 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. 22.20.460 and 22.40.430 (RPD-5000-2U/ O-S Zone Development Standards)

**CASE PLANNER:**

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