



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

PROJECT NUMBER

R2015-02901-(5)

HEARING DATE

August 3, 2016

REQUESTED ENTITLEMENTS

Conditional Use Permit No. RCUP 201500130

PROJECT SUMMARY

OWNER / APPLICANT

LNR CPI West Creek Retail, LLC/ Fountainhead Shrugged, LLC

MAP/EXHIBIT DATE

May 27, 2016

PROJECT OVERVIEW

A Conditional Use Permit (CUP) to authorize a 120-bed senior assisted living facility and commercial retail center with four buildings that consist of restaurants, retail and a gas station with a convenience store on property located within the Neighborhood Business-Development Program (C-2-DP) pursuant to section 22.28.160 of the Los Angeles County Code. The proposed project will also ensure compliance with the Development Program that was previously approved as part of the West Creek development project (98-008) pursuant to section(s) 22.40.070 of the Los Angeles County Code. The project site is located on 8.46 acres with 243 standard parking spaces and 28 bicycle parking areas.

LOCATION

Southwest corner of Copperhill Drive and Rio Norte Drive within the Newhall Zoned District.

ACCESS

Cooper Hill Drive, Rio Norte Drive and Vista Del Rio Drive

ASSESSORS PARCEL NUMBER(S)

2810-110-015, 016, 017, 004,005,006

SITE AREA

8.46 Acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan

ZONED DISTRICT

Newhall Zoned District

LAND USE DESIGNATION

General Commercial (CG)

ZONE

Neighborhood Business-Development Program (C-2-DP)

PROPOSED UNITS

110 units/120 beds

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Addendum to the Certified Final EIR (Article 11, 15164)

KEY ISSUES

- Consistency with the Santa Clarita Area Plan
- Consistency with the Development Program previously approved with the West Creek Development Project (98-008)
- 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)
 - 22.28.170 (C-2 Zone Development Standards)

CASE PLANNER:

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