



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

**PROJECT NUMBER**

R2014-02680-(5)

**HEARING DATE**

11/04/2015

**REQUESTED ENTITLEMENTS**

Vesting Tentative Tract Map No. 073065  
 Conditional Use Permit No. 201400126  
 Environmental Assessment No. 201400215

# PROJECT SUMMARY

**OWNER / APPLICANT**

KB Home

**MAP/EXHIBIT DATE**

07/28/15

**PROJECT OVERVIEW**

Vesting Tentative Tract Map to create one commercial lot and one residential condominium lot with 175 condo units on 14.5 gross (12.4 net) acres. The applicant is also requesting a conditional use permit (%CUP+) for the development of residential townhomes in the C-2 (Neighborhood Business) Zone on the proposed Lot 1 (10.4 acres). The second proposed commercial lot (Lot 2) would have an area of 1.9 acres and remain undeveloped for the time being. The project would require approximately 111,214 cubic yards of cut, 106,725 cubic yards of fill and the export of approximately 4,489 cubic yards of material.

**LOCATION**

Plum Canyon Road, between La Madrid Drive and Farrell Road, Santa Clarita Valley

**ACCESS**

Plum Canyon Road, La Madrid Drive, and Farrell Road (future Skyline Ranch Road)

**ASSESSORS PARCEL NUMBER(S)**

2812-097-007

**SITE AREA**

14.5 gross (12.4 net) acres

**GENERAL PLAN / LOCAL PLAN**

Santa Clarita Valley Area Plan

**ZONED DISTRICT**

SAND CANYON

**LAND USE DESIGNATION**

CG (General Commercial)

**ZONE**

C-2 (Neighborhood Business)

**PROPOSED UNITS**

175 units (16.6 DU/AC [LOT 1])

**MAX DENSITY/UNITS**

18 DU/AC (187 units [LOT 1])

**COMMUNITY STANDARDS DISTRICT**

None

**ENVIRONMENTAL DETERMINATION (CEQA)**

Mitigated Negative Declaration

**KEY ISSUES**

- Consistency with Santa Clarita Valley Area Plan
- Consistency with Subdivision Map Act
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.28.170 (C-2 Zone development standards)
  - 22.56.040 (Conditional Use Permit Burden of Proof)

**CASE PLANNER:**

Tyler Montgomery

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